

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY  
(Real Estate (Regulation & Development) Rules, 2017)]  
FORM-6**

**ENGINEER'S CERTIFICATE**

**(To be uploaded by the promoter on his web page on the RERA portal for Modified plan)**

Date: 31.01.2021

RERA NO. : PRM/KA/RERA/1251/308/PR/200827/003572  
Project Name : Bhavisha Bentley Greens  
Promoter Name : M/s. Bhavisha Properties

To  
M/s. Bhavisha Properties  
No.001, 3<sup>rd</sup> Floor  
Sy.No.54,55/1, Sarjapur Main Road  
Yamare Village, Bangalore – 562125

**Subject:** Certificate of cost incurred for Development of Bhavisha Bentley Greens for construction of 1 No. of building(s)/ 2 Wing(s) situated on the plot bearing Survey no. 15/1 demarcated by its boundaries (latitude and longitude of the end points) 12°51'35"N, 77°45'53"E to the North 12°51'31"N, 77°45'51"E to the South 12°51'32"N, 77°45'53"E to the East 12°51'33"N, 77°45'51"E to the West of Division Sarjapur Village Kada Agrahara Taluka Anekal District Bengaluru Urban PIN 562125 admeasuring 19,582.71 sq.mts. area being developed by M/s. Bhavisha Properties.

Sir,

This Certificate is issued in accordance with the provisions of the Section 4(2) (I) (D), Real Estate (Regulation and Development) Act, 2016 read with Rule 4(5) & 5 of the Karnataka Real Estate (Regulation and Development) Rules, 2017

For the above project previous plan was sanctioned by the Anekal Planning Authority vide L.P. No. APA/CC/440/2019-20 dated 17.03.2020 consisting of 1 Wing and over all 100 units.

Later on modified plan in respect of the above project has been sanctioned by the planning authority namely Anekal Planning Authority vide L.P. No. APA/CC/440/2019-20 dated 05.01.2021.

I have verified both the sanctioned drawing. I am clearly aware the modified plan has been sanctioned and the work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. APA/CC/440/2019-20 dated 05.01.2021. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I/ We **Praveen BV** have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, being 1 No. of Building(s)/ )/ 2 Wings(s) situated on the plot bearing Survey no. 15/1 Division Sarjapur Village Kada Agrahara Taluka Anekal District Bengaluru Urban PIN 562125 admeasuring 19,582.71 sq.mts. area being developed by M/s. Bhavisha Properties.

1. Following technical professional are appointed by Owner / Promoter:-
  - (i) M/s, **Landmark Architects & Engineers** as L.S. / Architect;
  - (ii) M/s, **ECO Consultants** as Structural Consultant
  - (iii) Shri, **Praveen BV** as MEP Consultant
  - (iv) Shri, **Rajbabu B** as Quantity Surveyor\*
2. We have estimated the cost of the Completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Rajbabu B quantity Surveyor\* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimated Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.47,25,00,000/-(Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certified / completion certificate for the building(s) from the Anekal Planning Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 21,48,73,039/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of total Estimated Cost.
5. The Balance Cost of Completion of the Civil, MEP and allied works of then Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Anekal Planning Authority (planning Authority) is estimated at Rs.25,76,26,961/-(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

**TABLE-A**

Building / Wing bearing Number Block A (to be prepared separately for each Building of the Real Estate Project)

| Sl. No | Particulars                                                                                                | Amount            |
|--------|------------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the building as on 31.01.2021 date of Registration is                              | Rs.23,00,00,000/- |
| 2      | Cost incurred as on 31.01.2021 (based on the Estimated cost)                                               | Rs.4,00,36,615/-  |
| 3      | Work done in percentage (as Percentage of the estimated cost)                                              | 17.39%            |
| 4      | Balance Cost to be incurred (Based on the Estimated Cost)                                                  | Rs.18,99,63,385/- |
| 5      | Cost Incurred on Additional / Extra Items as on 31.01.2021 not included in the Estimated Cost (Annexure A) | Nil               |

**Table - B**

(To be prepared for the entire registered phase of the Real Estate Project)

| Sl. No. | Particulars                                                                                                                                                   | Amount |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1       | Total Estimated Cost of the internal and External development works including amenities and facilities in the layout as on 31.01.2021 Date of Registration is | Nil    |
| 2       | Cost incurred as on 31.01.2021 (Based on the estimated cost).                                                                                                 | Nil    |
| 3       | Work done in percentage (as Percentage of the estimated cost)                                                                                                 | Nil    |
| 4       | Balance Cost to be incurred (Based on the Estimated Cost)                                                                                                     | Nil    |
| 5       | Cost Incurred on Additional / Extra Items as on 31.01.2021 not included in the Estimated Cost (Annexure A)                                                    | Nil    |

**TABLE-A**

Building / Wing bearing Number Block B (to be prepared separately for each Building of the Real Estate Project)

| Sl. No | Particulars                                                                                                | Amount            |
|--------|------------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the building as on 31.01.2021 date of Registration is                              | Rs.24,25,00,000/- |
| 2      | Cost incurred as on 31.01.2021 (based on the Estimated cost)                                               | Rs.17,48,36,424/- |
| 3      | Work done in percentage (as Percentage of the estimated cost)                                              | 72.08%            |
| 4      | Balance Cost to be incurred (Based on the Estimated Cost)                                                  | Rs.6,76,63,576/-  |
| 5      | Cost Incurred on Additional / Extra Items as on 31.01.2021 not included in the Estimated Cost (Annexure A) | Nil               |

**Table - B**

(To be prepared for the entire registered phase of the Real Estate Project)

| Sl. No. | Particulars                                                                                                                                                   | Amount |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1       | Total Estimated Cost of the internal and External development works including amenities and facilities in the layout as on 31.01.2021 Date of Registration is | Nil    |
| 2       | Cost incurred as on 31.01.2021 (Based on the estimated cost).                                                                                                 | Nil    |
| 3       | Work done in percentage (as Percentage of the estimated cost)                                                                                                 | Nil    |
| 4       | Balance Cost to be incurred (Based on the Estimated Cost)                                                                                                     | Nil    |
| 5       | Cost Incurred on Additional / Extra Items as on 31.01.2021 not included in the Estimated Cost (Annexure A)                                                    | Nil    |

Yours faithfully



**PRAVEEN. BV**  
Reg No. BCC/BL-3.6E-3957 / 2014-15

**PRAVEEN B V**

Name and Signature of the Engineer

License No.: BCC/BL-3.6E 3957/2014-15

Address: #728, BTM 7<sup>th</sup> phase, Bangalore

Contact No.: 99642 46623

Email id: praveenbv1987@gmail.com

Date: 31.01.2021

Place: Bangalore

**\*Note:**

1. The same Engineer is responsible for the completion of project, in case of Change in the Structural Engineer approval need to be taken from the Authority.
2. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to be obtain Occupation Certificate/Completion Certificate.
- 3.(\* ) Quantity survey can be done by office of Engineer or can be done by an independent quantity Surveyor , whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*) .
4. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
5. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred / to be incurred.
6. All components of work with specifications are indicative and not exhaustive.

**Annexure A**

List of Extra / Additional Items executed with cost (which were not part of the original Estimate of Total Cost)+