

H. R. SATHISH, B.E.(civil), M.B.A.

KARNATAKA REAL ESTATE REGULATORY AUTHORITY

(Real Estate (Regulation & Development) Rules, 2017)

FORM-6

ENGINEER'S CERTIFICATE

Date: 27-12-2022

RERA No. : PRM/KA/RERA/1250/306/PR/190305/002467

Project Name : RASHI VISTARA

Promoter Name: RASHI DEVELOPERS

To
The Chairman,
Rashi Developers
C-205, House of
Lords St. Mark's
Road Bengaluru
560001.

Subject: Certificate of Cost Incurred for Development of Rashi Vistara for Construction of infrastructure for residential plots in layout situated on the land bearing **Survey nos. 18/1A/1B;19;20;27/1;29/2;30/1A/1B;30/2/3/4/8/9/11/12/17;31/1;30/15/16,28/1, and 27/2 at Honniganahatti Village, Tavarekere Hobli, Bengaluru South Taluk,** Bengaluru Rural District admeasuring **1,84,586.49 sq.mts.,** area being developed by Rashi Developers.

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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 Magadi Planing Authority (MPA) vide L.P.No.08/2016-17/737 Dated 01-01-2018 consisting of overall 524 units.

Later on modified plan in respect of the above project has been sanctioned by the planning authority namely Magadi Planing Authority (MPA) vide L.P.No. 08/2016-17/918 Dated 05-12-2022. Consisting of Overall 793 units.

I have verified both the sanctioned drawings. I am clearly aware that modified plan has been sanctioned and the work is as per the sanctioned drawing given by the competent authority with Sanctioned Drawing No MPA/LAO/08/2016-17. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I **H. R. Sathish** have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, being infrastructure development for plots, situated on the land bearing **Survey nos. 18/1A/1B;19;20;27/1;29/2;30/1A/1B;30/2/3/4/8/9/11/12/17;31/1;30/15/16,28/1, and 27/2 at Honniganahatti Village, Tavarekere Hobli, Bengaluru South Taluk,** Bengaluru Rural District admeasuring **1,84,586.49 sq.mts.,** area being developed by the promoters, Rashi Developers.

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1 Following technical professionals are appointed by Owner /Promoter:

(i) Shri. H.R. Sathish – LS. / Architect.

2 I have estimated the cost of the Completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the infrastructure for plotted development of the project. The 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 and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3 I Estimate Total Cost of completion of the infrastructure for plotted development of the aforesaid project under reference as **Rs. 39,50,76,220/-** (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 certificate / completion certificate for the building(s) from the Magadi Planning Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4 The Cost Incurred till date is calculated at **Rs.32,05,21,556/-** (Total of Table A and B) of the Total Estimated Cost.

5 The Balance Cost of Completion of the Civil, MEP and allied works of the infrastructure for plotted development of the subject project to obtain Occupation Certificate / Completion Certificate from Magadi Planning Authority (planning Authority) is estimated at **Rs. 7,45,54,664/-** (Total of Table A and B).

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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

The project called Rash Vistara (to be prepared separately for each Residential layout of the Real Estate Project)

Sl. No.	Particulars	Amount
1	Total Estimated cost of the residential Layout as on date of Registration is	34,14,18,215
2	Revised Estimation Cost as per modified plan	39,50,76,220
3	Cost incurred as on 27.12.2022 (based on the Estimated cost)	32,05,21,556
4	Work done in percentage (as Percentage of the estimated cost)	100%
5	Balance Cost to be incurred (Based on the Estimated Cost)	7,45,54,664
6	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	NIL

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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 Date of Registration is	Nil
2	Cost incurred as on 30.09.2022 (based on the	Nil
3	Work done in Percentage (as percentage of the estimated cost).	Nil
4	Balance Cost to be Incurred (Based on estimated	Nil
5	Cost Incurred on Additional/ Extra items as on not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully



H. R. SATHISH

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Date:27-12-2022

Place: Bengaluru