



RAJESH CONSULTANTS

STRUCTURAL DESIGN ENGINEERS

Er. RAJESH M.H.

M.Tech (stru), A.M.I.E.
Consultant Structural Engineer

[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:28.03.2024

RERA No. : PRM/KA/RERA/1251/446/PR/181210/002198
Project Name : ADARSH PINECOURT
Promoter Name : M/s VARIN INFRA PROJECTS PVT LTD

To
The M/s VARIN INFRA PROJECTS PVT LTD
#2/4 Langford Gardens, Richmond Town,
Bangalore 560025

Subject: Certificate of Estimated Cost for Development of ADARSH PINECOURT PRM/KA/RERA/1251/446/PR/181210/002198 situated on the Plot bearing. SY No. 91 demarcated by its boundaries (latitude and longitude of the end points) 13° 4' 48"N 77° 39' 36" E to the North 13° 4' 48"N 77° 39' 36" E to the South 13° 4' 48"N 77° 39' 36" E to the East 13° 4' 48"N 77° 39' 36" E to the West of Division Chikkagubbi Village Bangalore East Taluka Bangalore Urban District PIN 562149 admeasuring 16693 sq.mts., area being developed by M/s VARIN INFRA PROJECTS PVT LTD

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 sanctioned the planning authority namely vide No BDA/EM/AE/AA-2/TA-3/N/05/2018-19 Dated: 07.05.2018.

To merge project Reg.no PRM/KA/RERA/1251/446/PR/191025/002975(Land owner)consisting of 59 units with this project, Reg. no PRM/KA/RERA/1251/446/PR/181210/002198 (consisting of 142 units) as per direction of RERA-K issued in the hearing dated 06.03.2024. The project has been sanctioned by the planning authority namely vide No BDA/EM/AE/AA-2/TA-3/N/05/2018-19 Dated: 07.05.2018. There are no subsequent modifications to this plan.

I RAJESH M. H have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under the KRERA, being Provisional of Residential Accommodation of the ADARSH PINECOURT PRM/KA/RERA/1251/446/PR/181210/002198 situated on the Plot bearing. SY No. 91 demarcated by its boundaries (latitude and longitude of the end points) 13° 4' 48"N 77° 39' 36" E to the North 13° 4' 48"N 77° 39' 36" E to the South 13° 4' 48"N 77° 39' 36" E to the East 13° 4' 48"N 77° 39' 36" E to the West of Division Chikkagubbi Village Bangalore East Taluka Bangalore Urban District PIN 562149 admeasuring 16693 sq.mts., area being developed by M/s VARIN INFRA PROJECTS PVT LTD



1. Following technical professionals are appointed by Owner / Promoter: -
- (i) M/s Adarsh Design Studio as L.S. / Architect;
 - (ii) M/s Adarsh Design Studio as Structural Consultant
 - (iii) M/s Procon Tech Consultants Private Limited as MEP Consultant
 - (iv) Mr. Suraj Udapi as Site Supervisor

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 Mr. Suraj Udapi 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 estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.86.99Crores (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 modification certificate for the building/plot(s) from the BIAPPA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 29.06 Crores (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 the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from BIAPPA (planning Authority) is estimated at Rs.57.93Crores (Total of Table A and B).

Table –A

Building bearing Number PRM/KA/RERA/1251/446/PR/181210/002198 or called ADARSH PINECOURT (to be prepared separately for each Building of the Real Estate Project)

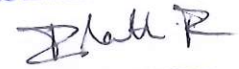
Sl. No	Particulars	Amount
1	Total Estimated cost of the building/plot as on date of Registration is	Rs. 75.76 Crores
2	Cost incurred as on 31.12.2023 (based on the Estimated cost)	Rs. 28.55 Crores
3	Work done in percentage (as Percentage of the estimated cost)	37.68%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs.47.21Crores
5	Cost Incurred on Additional / Extra Items as on 31.12.2024 not included in the Estimated Cost (Annexure A)	0



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

Sl. No	Particulars	Amount
1	Total Estimated Cost of External development works	Rs. 11.22Crores
2	Cost incurred as on 31.12.2023 (based on the Estimated cost)	Rs.0.51 Crores
3	Work done in percentage (as Percentage of the estimated cost)	4.54%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs.10.71Crores
5	Cost Incurred on Additional / Extra Items as on 31.12.2023 not included in the Estimated Cost (Annexure A)	Rs.0

RAJESH M. H., M.Tech.

Yours faithfully *For* 

STRUCTURAL ENGINEER
REG. No. BCC/BL-3.6/SE-292/2018-19

Name and Signature of the Engineer
License No.: BCC/BL-3.6/SE-292/2018-19
Address: #806,3rd Cross,6th Main,9th
Block,2nd stage, Nagarbhavi,
Bengaluru 560072
Contact No.: 98456 79997
Email id: rajeshmh23@gmail.com.
Website link: rajeshconsultants.com

Date:28.03.2024
Place: Bangalore.

