

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

Date: 13-10-2022

RERA No. : PRM/KA/RERA/1251/310/PR/201125/003704  
Project Name : Mantri Courtyard Phase 5  
Promoter Name: Primus Lifespaces Private Limited

To  
Primus Lifespaces Private Limited,  
#36, Crown Point, 2<sup>nd</sup> Floor,  
Lavelle Road,  
Bangalore – 560001  
Bengaluru Urban,  
Karnataka.

**Subject:** Certificate of Cost Incurred for Development of Mantri Courtyard Phase 5 for Construction of Residential Layout Development project situated on the Plot bearing Survey no. 56/2, demarcated by its boundaries (latitude and longitude of the end points) 12.868384, 77.524495, to the North, 12.868039, 77.524823, to the South, 12.868223, 77.524556, to the East, 12.868036, 77.523225, to the West, of Division Uttarahalli Manavartheekaval Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, PIN 560062 admeasuring 6576.09 sq.mts., area being developed by M/s Primus Lifespaces Private Limited.  
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

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. BDA/TPM/PRL-30/2018-19/536/2020-2021.

I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.



I/ We Novetek Consultants Private Limited have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, being Residential Layout Development project situated on the plot bearing Survey no. 56/2, of Division Uttarahalli Manavartheekaval Village, Uttarahalli Hobli, Bengaluru South Taluka, Bengaluru Urban District, PIN 560062 admeasuring 6576.09 sq.mts. area being developed by M/s Primus Lifespaces Private Limited.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s Ashok Design Build Private Limited as L.S. / Architect;
- (ii) M/s Novetek Consultants Private Limited as Structural Consultant
- (iii) M/s Novetek Consultants Private Limited as MEP Consultant
- (iv) Shri. Anand Babu 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 Residential Layout Development 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 Shri.Anand Babu 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 Residential Layout of the aforesaid project under reference as Rs.2,61,36,762/- (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 Residential Layout from the Bangalore Development 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.2,61,36,762/- (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 Residential Layout of the subject project to obtain Occupation Certificate / Completion Certificate from Bangalore (planning Authority) is estimated at Rs.0/- (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**

**Residential Layout Development Project**

| Sl. No | Particulars                                                                                                 | Amount |
|--------|-------------------------------------------------------------------------------------------------------------|--------|
| 1      | Total Estimated cost of the building as on 25-11-2020 date of Registration is                               | Rs.0   |
| 2      | Cost incurred as on 30-09-2021 ( based on the Estimated cost)                                               | Rs.0   |
| 3      | Work done in percentage (as Percentage of the estimated cost)                                               | 0%     |
| 4      | Balance Cost to be incurred ( Based on the Estimated Cost)                                                  | Rs.0   |
| 5      | Cost Incurred on Additional / Extra Items as on 30-09-2021 not included in the Estimated Cost ( Annexure A) | Rs.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 the internal and External development works including amenities and facilities in the layout as on 25-11-2020 Date of Registration is | Rs.2,61,36,762 |
| 2      | Cost incurred as on 13-10-2022 (Based on the estimated cost).                                                                                                 | Rs.2,61,36,762 |
| 3      | Work done in Percentage (as percentage of the estimated cost).                                                                                                | 100.00%        |
| 4      | Balance Cost to be Incurred (Based on estimated cost)                                                                                                         | Rs.0           |
| 5      | Cost Incurred on Additional/ Extra items as on 13-10-2022 not included in the Estimated Cost (Annexure A)                                                     | Rs.0           |

Yours faithfully



**M S NAGENDRA PRASAD**

Name and Signature of the Engineer

License-No.:BCC/BL-3.6/E-  
4254/2017-18

Address:#58, Ground Floor,  
Mountain Street, 1<sup>st</sup> Block, Jayanagar  
East, Bangalore – 560011.

Contact No.: 080 41076777

Email-id:

nagendra.prasad@novetek.in

Website link: [www.novetek.in](http://www.novetek.in)

Date: 13-10-2022

Place: Bengaluru