

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

ENGINEER'S CERTIFICATE

**FORM NO 6 – FOR COMPLETED PROJECT (For Plotted
Development)**

(To be uploaded by the promoter on his web page on the RERA Portal)

Date: 02/11/2021

RERA No. : PRM/KA/RERA/1250/304/PR/200219/003291
Project Name : EAST WOOD
Promoter Name : HITHAISHI PROPERTIES PRIVATE LIMITED.

To

Sri. Prasanna Murthy

Director,

M/s Hithaishi Properties Private Limited,

C/o IFB Automotive private Limited.

No.16, 1st Main Road, Mahadevapura,

Bengaluru Urban -560 048.

Subject: Certificate of Completion of Registered project construction of 210 numbers of Residential Layout in Sy.No.31/7, 31/8, 31/11 & 35 of Bagalur Village, Sulibele Hobli, Hosakote Taluku, Bengaluru East district,

Sir,

This Certificate is issued in accordance with 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 (Regulations and Development) Rules, 2017

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Planning Authority with Sanctioned Drawing No. Notification No. So.Vg.sla.E, 24 registration 2015 Bengaluru dated 10-09-2015 - dt:22-07-2017 meeting No.70. Subject No.15 decision taken vide letter No.HPA.LA.0/03 2017-2018 dated 20-03-2019 temporary residential design plan for development of Residential layout approved for demarcation & development by **Joint Director of Town Planning & Member Secretary Hosakote Planning Authority, Hosakote**



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

I **VISHNUKUMAR** have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project Proposed to be registered under KRERA, being being "**EAST WOOD**" 210 numbers of Residential Layout in Sy.No.31/7, 31/8, 31/11 & 35 of Bagalur Village, Sulibele Hobli, Hosakote Taluku, Bengaluru East district, admeasuring **56352sqmts** area of land are being developed by **M/s. HITHAISHI PROPERTIES PRIVATE LIMITED**

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

- (i) Mahendra Kumar D. Patel as L.S/ Architect;
- (ii) K.L. Shashidhar Consultant as Structural Consultant;
- (iii) K.L. Shashidhar Consultant as MEP Consultant;
- (iv) K.L. Shashidhar Consultant as Quality Surveyor;

2. We have estimated the cost of the Completion to obtain Completion Certificate and 100% Release order letter issued by the Competent Planning Authority, also necessary certificate of the Civil, MEP and Allied work 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 **K.L. Shashidhar Consultan** quantity Surveyor * appointed by Developer/Engineer, and the assumptions 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.9,50,00,000/-** (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 certificate / completion certificate for the building(s) from the **Joint Director of Town Planning & Member Secretary Hosakote 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.9,50,00,000/-** (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 above project is completed in all respect as per the specification including external developments and civic amenities works as published in the brochure and also this certificate for completion is issued on the site inspection by Me **VISHNUKUMAR** dated: **02/11/021** and **100%** Site Release Order issued by the Planning Authority vide Letter No. wide Government Notification No. So.Vg.sla.E, 24 registration 2015 Bengaluru dated 10-09-2015 - dt:22-07-2017 meeting No.70. Subject No.15 decision taken vide letter No.HPA.LA.0/03 2017-2018 dated 20-03-2019 temporary residential design plan for development of Residential layout.

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

210 numbers of Residential Layout in Sy.No.31/7, 31/8, 31/11 & 35 of Bagalur Village, Sulibele Hobli, Hosakote Taluku, Bengaluru East district

Sl. No	Particulars	Amount in Rs
1	Total Estimated cost of the Residential Layout as on date of Project Registration is	NA
2	Cost incurred as on (based on the Estimated cost)	NA
3	Work done in percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be incurred (Based on the Estimated Cost)	NA
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	NA



Table – B

210 numbers of Residential Layout in Sy.No.31/7, 31/8, 31/11 & 35 of Bagalur Village, Sulibele Hobli, Hosakote Taluku, Bengaluru East district

Sl. No	Particulars	Amount in Rs.
1	Total Estimated Cost of the internal and External development works including amenities and facilities in the layout as on Project Registration.	9,50,00,000.00
2	Cost incurred as on 30-09-2020 (Based on the estimated cost).	9,50,00,000.00
3	Work done in Percentage (as percentage of the estimated cost).	100%
4	Balance Cost to be Incurred (Based on estimated cost)	0.00
5	Cost Incurred on Additional/ Extra items as on not included in the Estimated Cost (Annexure A)	2,84,17,495.00

Date 02/11/2021
Place: Bengaluru

Vishnu Kumar
VISHNUKUMAR
Chartered Engineer: [M-59398/7]
Approved Valuer: F-26874
(5/CCIT-2/BNG/2017-18)
BCC/BL-3.6/E-4479/2019-20
MIE, FACCE, FIITA, FIRC.
Address: #89, 1st Floor, 17th Main Road,
2nd Cross, 2nd Block, BSK 1st Stage,
Srinagar, Bangalore 560050.
Contact No.:+91 99801 39102
Email id:vishnkumarab@gmail.com

*Note:

1. The Engineer certificate is issued based on inspection date:
2. The work is to be completed as the entire Real Estate Project as per drawings approved and Occupation Certificate, Other Necessary Certificates are obtained as stipulated in the completion format.
3. The financial expenditure incurred is inclusive of cost all labour, material, equipment, and machinery required for the entire project completions