

**[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: 31-03-2023

RERA No. : PRM/KA/RERA/1251/309/PR/200908/003602
Project Name : SAI TRISHA LAYOUT
Promoter Name : SAI TRISHA INFRA ENGINEERS Pvt. Ltd.,

To
NAGESH M
No.02, 2nd Cross, N.S. Iyengar Road,
Sheshadripuram, Bengaluru-5690020. Karnataka.

Subject: Certificate of Completion of Registered project construction of **SAI TRISHA LAYOUT** - Plotted development of Residential Layout comprises of 51 plots with different dimensions in Sy.No.107/4, 107/5, 107/6, 117/1A, 117/1B & 117/2 of Bethanagere Village, Dasanapura, Bengaluru North Taluk, Bengaluru Urban District -562123.

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 **Modified Residential layout plan In Sy.No.107/4, 107/5, 107/6, 117/1A, 117/1B & 117/2** of BETTHANAGERE Village Dasanapura Hobli, Bengaluru North Taluk, Bengaluru Urban District Extent of 3A-21 Gunta approved as per conditions 1Q10 Vide No.NPA/LAO/07 2017-2018, dated 25-02-2020 draft plan approved by **Joint Director of Town and Country planning & Member Secretary Nelamangala planning Authority Nelamangala**. 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 **SAI TRISHA LAYOUT** - Plotted development of Residential Layout comprises of 51 plots with different dimensions in Sy.No.107/4, 107/5, 107/6, 117/1A, 117/1B & 117/2 of Bethanagere Village, Dasanapura, Bengaluru North Taluk, Bengaluru Urban District -562123, admeasuring **14,265sqmts** area of land are being developed by **M/s SAI TRISHA INFRA ENGINEERS Pvt. Ltd.,**



1. Following technical professionals are appointed by Owner / Promoter:-
 - (i) SAI TRISHA INFRA ENGINEERS Pvt. Ltd., Appointee as L.S. / Architect;
 - (ii) SAI TRISHA INFRA ENGINEERS Pvt. Ltd., Appointee as Structural Consultant
 - (iii) SAI TRISHA INFRA ENGINEERS Pvt. Ltd., Appointee as MEP Consultant
 - (iv) SAI TRISHA INFRA ENGINEERS Pvt. Ltd., Appointee as Quantity 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 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 Layout of the aforesaid project under reference as **Rs.2,60,00,000/-** (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 Completion certificate of the Plotted Development from the **Nelamangala planning Authority Nelamangala** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.2,60,00,000/-** (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 based on the site inspection by me dated: **31-12-2020** and **100%** Site Release Order issued by the Planning Authority vide Letter No. ನೆಯೋಪ್ರಾ:ಎಲ್‌ಎಫ್:07:2017-18 dated: **25/02/2020** by **Joint Director, Rural And Urban Planning and Member Secretary, Nelamangala Planning Authority, Nelamangala** and also the other Necessary Certificate issued by the Statutory Government Bodies.
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 bearing Number _____ or called _____ (to be prepared separately for each Building of the Real Estate Project)

Sl.No	Particulars	Amount in Rs.
1	Total Estimated cost of the Plotted development as on date of Registration is	NA
2	Cost incurred as on - up to completion of all works	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

SAI TRISHA LAYOUT” 51 plots of different dimensions in Sy.No.107/4, 107/5, 107/6, 117/1A, 117/1B & 117/2 Modified Residential layout plan at BETTHANAGERE Village Dasanapura Hobli, Bengaluru North Taluk, Bengaluru Urban District

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

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 date of Registration is	2,60,00,000.00
2	Cost incurred up to completion of all works (Based on the estimated cost) 31/12/2020 .	2,60,00,000.00
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 31/12/2020 not included in the Estimated Cost (Annexure A)	0.00

Date: 31/03/2023
Place: Bengaluru

VISHNUKUMAR
Govt. Approved Valuer
(F-26874) (5/CCIT-2/BNG/2017-18)
BCC/BL-3.6/E-4479/2019-20
Chartered Engineer
(M-59398/7)

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, Bengaluru-560050.
Contact No.:+91 99801 39102
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

