

KARNATAKA REAL ESTATE REGULATORY AUTHORITY
Real Estate (Regulation & Development) Rules, 2017)
ENGINEER'S CERTIFICATE
FORM NO 6 - FOR COMPLETED PROJECT

Date : 10 – 11- 2022

RERA No. : **PRM/KA/RERA/1251/309/PR/210222/004723**
Project Name : **SPIRIT OF ONE**
Promoter Name : **SKANDAAVANI SHELTERS PVT LTD**

To
SKANDAAVANI SHELTERS PVT LTD
#14,3rd Floor,Subhasri Complex,Chinnapanahalli,
Outer Ring Road,Above Vinayaka Skoda Car Show Room ,
Bengaluru North ,Bengaluru Urban-560037

Subject: Certificate of Cost Incurred for Development of SPIRIT OF ONE for Development of Residential Layout for **80 Units** situated on the Plot bearing Sy No 35/1, 35/2 & 36/1(P) of Balegere Village, , Varthur Hobli,Bangalore East , Balegere Village, Varthur Hobli,Bangalore East , Bengaluru North , Bengaluru Urban, Karnataka – 56003 , admeasuring **18793 sq.mts.**, area being developed by SKANDAAVANI SHELTERS 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

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/23/2020-21/1787/2020-21**. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I/ We **Cratis Designers Pvt Ltd** have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, being **PRM/KA/RERA/1251/309/PR/210222/004723** Residential Layout for **80 Units** situated on the Plot bearing Sy No 35/1,35/2 & 36/1(P) of Balegere Village, , Varthur Hobli,Bangalore East , Balegere Village, Varthur Hobli,Bangalore East , Bengaluru North , Bengaluru Urban, Karnataka – 56003 , admeasuring **18793 sq.mts.**, area being developed by SKANDAAVANI SHELTERS PVT LTD



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

(i) M/s/Shri/Smt CRATIS Designers Pvt Ltd as L.S. / Architect & Engineer;

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 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. Rs 24,23,18,530** (Total of Table A). 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 **Bengalore Development Authority (BDA)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs 20,23,58,570** (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 us **Dated: 30-10-2022** and the Occupancy Certificate issued by the Planning Authority vide Letter No. **BDA/TPM/PRI/1676/2022-23** dated: 27-10-2022 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 following table detailed below:



Table –A
80 Plots Residential Layout of the Real Estate Project)

Sl. No	Particulars	Amount
1	Total Estimated cost of the building as on 20-10-2021 of Registration is	Rs 24,23,18,530
2	Cost incurred as on 31st Dec 2022 (based on the Estimated cost)	Rs 20,23,58,570
3	Work done in percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be incurred (Based on the Estimated Cost)	NILL
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	NILL

Yours faithfully

N.B. Santosh Kumar

SANTOSH KUMAR N B
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