

**[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: 05-01-2024

KRERA REG.NO :PRM/KA/RERA/1251/310/PR/090222/004679
Project Name :HERITAGE URBAN POD
Promoter Name :S C ATHEETH

To

M/s. HERITAGE HOMES

No.430, 4th Floor, 4th Block, 8th Main Road,
Koramangala, Bengaluru,
Bengaluru South, Bengaluru Urban-560 034.

Subject: Certificate of Completion of Registered project construction of **HRITAGE URBAN POD** Residential Layout comprises of 157 numbers of different dimensions in Sy.no.116 of Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, demarcated by its boundaries: bounded by **East:** Existing 24mtr Road from Sarjapura to Chikka Thirupathi and Village Road, Mahal Chowdadenahalli and and Sy.no.46, **West by:** Sy.no.118, Sy.no.115, Sy.no.87, **North by:** Sy.no.117, **South by:** Road widening Area & Sy.no.116 and also Located at a point Latitude 12°52'18.5"N and Longitude 77°48'22.6E admeasuring **20,132.83 sq.mtrs** area of land are being developed by **M/s.HERITAGE HOMES**

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 Authority with Sanctioned Drawing No. **Authority meeting dated 09/02/2021 vide Sub.No.20.28's, final Residential design approval with certain conditions vide letter No.STRRPA/TP/LAO/35/2019-20 dt:08/03/2021 by Member Secretary Setelite Ring Road 9STRR) Planning Authority and Megacity Planner, Bengaluru Mahanagara Pradeshabhivridhi Pradikara.**

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

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

(I) Mr. S C ATHEETH's appointee as L.S. / Architect;

(ii) Mr. S C ATHEETH's appointee as Structural Consultant

(iii) Mr. S C ATHEETH's appointee as MEP Consultant

(iv) Mr. S C ATHEETH's 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 building(s) of the aforesaid project under reference as **Rs.3,28,35,000/--** (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 for the Layout from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



4. The Estimated Cost Incurred till date is calculated at **Rs.3,28,35,000/-** .(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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 on dated:24-03-2021 and **100%** Site Release Order issued by STRR & **Megacity Planner, Bengaluru Mahanagara Pradeshabhivridhi Pradikara.** 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 building as on..... date of Registration is	-
2	Cost incurred as on (based on the Estimated cost)	-
3	Work done in percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be incurred (Based on the Estimated Cost)	-
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	-



Table - B

construction of **HRITAGE URBAN POD** Residential Layout comprises of 157 numbers of different dimensions in Sy.no.116 of Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk,

(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	3,28,35,000.00
2	Cost incurred as on 08-03-2021 (Based on the estimated cost).	3,28,35,000.00
3	Work done in Percentage (as percentage of the estimated cost).	100%
4	Balance Cost to be Incurred (Based on estimated cost)	0.0
5	Cost Incurred on Additional/ Extra items as on not included in the Estimated Cost (Annexure A)	0

Date: 05-01-2024

Place: Bengaluru

Vishnukumar

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: **vishnukumarab@gmail.com**

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)

*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