

Ref:

Date:

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

FORM-6

ENGINEER'S CERTIFICATE

(To be uploaded by the promoter on his web page on the RERA portal for Modified Plan)

Date: 29-08-2022

RERA No. PRM/KA/RERA/1251/310/PR/191116/003011

Project Name : Sipani Pennantia

Promoter Name:Sipani Properties pvt ltd

To

M/s Sipani Properties pvt ltd ,
No 439, 18th Main, 6th Block,
Koramangla Bangalore -560095

Subject: Certificate of Cost Incurred for Development of [Sipani Pennantia] for
Construction of single Tower Residential building of the project situated on the Plot
bearing C.N. No /CTS No. /Survey no. / Final Plot no sy No. 54/1,2,3&4 demarcated
by its boundaries

Sl No	Direction	LONGITUDE Nothing	LATITUDE Easting
1	NE	1420946	789737
2	NW	1420950	789657
3	SE	1420754	789666
4	SW	1420760	789627

Of Gottigere Village Uttarahalli Hobli ,Bangalore District 560 079 admeasuring
_____sq.mts.area being developed by [Sipani poperties pvt ltd].

Sir,

This Certificate is issued in accordance with the provisions of the Section 4(2) (1) (D),
Real Estate (Regulation and Development) Act, 2016 read with Rule 4(5) & 5 of the
Karnataka Real Estate (Regulation and Development) Rules, 2017

For the above project previous plan was sanctioned by the BDA vide L.P.No. 0027
/14-8-2019 consisting of single tower and over all 100 units. Later on modified plan
in respect of the above project has been sanctioned by the planning authority namely
BBMP vide L.P. No.1736 dated 16-5-2022for 108 units



progress of the project in accordance with that of the RERA Registration Application details.

We Group Ventech, Bangalore have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, *being Sipani Pennantia Building(s)/ three Wing(s) of the sipani viveza project* situated on the plot bearing C.N. No/CTS No. /Survey no. / Final Plot no 54/1,2,3 & 4 of Gottigere Village , Uttar halli Hobli Bangalore District 560 079 admeasuring 6272.57 sq.mts.area being developed by [Sipani Properties pvt ltd)

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

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

(i) M/s/Shri Vernekar Associates, Bangalore as L.S. / Architect;

(ii) M/s /Shri Venkatesh Babu Reddy, Bangalore as Structural Consultant

(iii) M/s /Shri Vernekar Associates, Bangalore 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 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 M/s Vernekar Associates 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 building(s) of the aforesaid project under reference as Rs. 44.57 crores (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 BBMP Town planning authority being the Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 14.51 crores (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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from BBMP Town planning authority (planning Authority) is estimated at Rs.30.06 crores (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:



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 A Block of Sipani Pennantia Project (to be prepared separately for each Building of the Real Estate Project)

Sl. No	Particulars	Amount inRs Cr
1	Total Estimated cost of the building as on October 2019. date of Registration is	41.27
2	Cost incurred as on 29-8-2022 (based on the Estimated cost)	14.51
3	Work done in percentage (as Percentage of the old estimated cost before receipt of Modified sanction of one Extra floor) %	35.15%
4	Balance Cost to be incurred (Based on the Estimated Cost) Rs....	26.76+3.30
5	Cost to be Incurred on Additional floor sanctioned now/ Extra Items as on not included in the Estimated Cost (Annexure A)	3.30

Table -B

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

Sl. No	Particulars	Amount in Rs CR
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the project/ layout as Date of Registration iof Modified sanction plan	44.57
2	Cost incurred as on 29.8.2022(Based on the estimated Rs.... cost).	14.51
3	Work done in Percentage (as percentage of the new % estimated cost).	32.55%
4	Balance Cost to be Incurred (Based on estimated cost) (67.45% work)	30.06
5	Cost Incurred on Additional/ Extra items as on Rs..... not included in the Estimated Cost (Annexure A)	NA



Yours faithfully

K. Venkatesh Babu Reddy M.E.(Str)

Name and Signature of the Engineer

License No.: BCC/BL-3.6/E-3561/2010-11

Address: No:710, 1st Floor, 6th B Cross
Koramangala 3rd Block, Bangalore-34.

Contact No.: 9845225008

Email id: ventech_2000@yahoo.com

Website link: www.groupventech.com

Date: 29-8-2022

Place: Bengaluru

***Note:**

1. The same Engineer is responsible for the completion of Project, in case of Change in the Structural Engineer approval need to be taken from the Authority.
2. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
3. Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked () and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
4. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
5. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred. 6. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost) The Steel price has increased from Rs 55000/- to Rs 85,000/- per ton since last 5 months like wise the cement price also has gone up and till it comes down, the cost will go up on slab and column of all the three blocks which will be exceeding the estimated cost on a later period.

