

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
ENGINEER'S CERTIFICATE
FORM NO 6
FOR COMPLETED PROJECT [for Residential Apartment]**

Date: 08/04/2023

RERA No. : PRM/KA/RERA/1251/310/PR/190531/002592 dated 31/05/2019
Project Name : ANAND ALPINE
Promoter Name: M/s. ANAND GROUP

To,
M/s. ANAND GROUP,
No.56, Sharada Plaza,
9th Main Road,
3rd Block, Jayanagar,
Bengaluru-560 011.

Subject: Certificate of Completion of Registered project Construction of 179 Residential Flats on the Plot bearing No. Sy.No.4/4, Sy.No.4/6 & Sy.No.36, Anjanapura, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru.

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 Planning Authority with Sanctioned Drawing No. No. BBMP/Addl.Dir/JD South/0035/18-19 dated 16/03/2019 and Modified plan L.P.No.BBMP/Addl.Dir/JD South/0062/19-20 dated 14/08/2020. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.



**R.CHANDRA MOHAN
B.E., M.S. (USA)**

License No.: BCC/BL-3.6/E-3730/2012-13

I, R. Chandra Mohan, have undertaken assignment of certifying Estimated Cost for ANAND ALPINE Real Estate Project registered under KRERA, comprising of 179 Units, Single Wing of the Single Phase situated on the plot bearing Survey nos. 4/4,4/6 & 36, Anjanapura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, PIN 560108 admeasuring 7309.44sq.mts., of area being developed by ANAND GROUP.

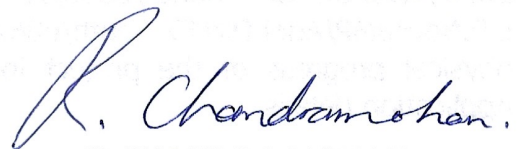
1. Following technical professionals are appointed by Owner / Promoter:-

- i) Shri. Adithya G Kashyapas Architect
- (ii) Shri. Ambrish G. as Structural Consultant
- (iii) Shri. Kumar R.V. as MEP Consultant
- (iv) Shri. Chidamabaraiah 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 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 Chidamabaraiah 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 of the aforesaid subject project is Rs.47,87,95,158.00 (as per Table A). The estimated Total Cost of project is with reference to the Land cost, Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the BBMP, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 47,87,95,158.00 (asper Table A). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.



R.CHANDRA MOHAN
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5. The above project is completed in all respect as per the specification including external development and civic amenities works as published in the brochure and also this certificate for completion is issued based on the site inspection by me on 06/04/2023 and the Occupancy Certificate issued by the Planning Authority vide Letter No.JDTP(S)/ADTP/OC/01/2023-24, dated:03/04/2023 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 below:

Table –A

Sy Nos.4/4, 4/6 & 36, Anjanapura Village, UttarahalliHobli, Bengaluru South Taluk, Bengaluru District, PIN 560108 and called as Anand Alpine.

Sl. No	Particulars	Amount
1	Total Estimated cost of the building as on 31/05/2019 date of Registration is	Rs. 47,87,95,158
2	Cost incurred as on date up to completion of all works	Rs.47,87,95,158
3	Work done in percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be incurred (Based on the Estimated Cost)	NIL
5	Cost Incurred on Additional / Extra Items as on 31/03/2023 not included in the Estimated Cost (Annexure A)	NA



R.CHANDRA MOHAN

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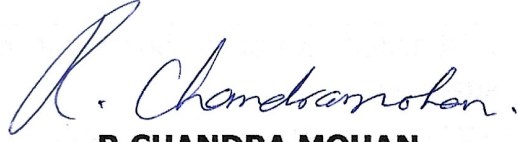
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TABLE – B

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

Sl. No	Particulars	Amount
1	Total Estimated Cost of the Internal and External development works including amenities and facilities in the layout as on 31/05/2019 Date of Registration is	--
2	Cost Incurred up to completion of all works[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 31/03/2023 not included in the Estimated Cost (Annexure A)	--

Yours faithfully



R.CHANDRA MOHAN

B.E., M.S. (USA)

License No.: BCC/BL-3.6/E-3730/2012-13

Address: NO.131, SUMUKHA, TF-02

3rd Cross, 3rd Main, Dollars Colony

BTM 2nd Stage, Bengaluru-560076

Contact No.: 9845304557

Place: Bengaluru

Date: 08/04/2023

*Note:

1. The Engineer certificate is issued based on inspection date:
2. The work is to completed as the entire Real Estate Projects 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 completion.