

K. L. Srinivas B.E., M.I.E
CHARTERED CONSULTING ENGINEER
Gavipuram
Bhavaninagar,

532, 1ST Floor, 3rd Main,
S. G. M. Road,

Bangalore – 560 019
Guttahalli,
Tel: 7676282043

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

FORM-6

ENGINEER'S CERTIFICATE

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

Date:10.03.2023

RERA No. : PRM/KA/RERA/1251/308/PR/140622/004983
Project Name : RAJ HIGH GARDENS
Promoter Name: SNN Properties LLP

To,
The SNN PROPERTIES LLP
No.4, 2nd Floor,
Elephant Rock Road
Jayanagar East
Karnataka
BANGALORE-560011

Subject: Certificate of Cost Incurred for Development of Raj High Gardens for Construction of 4 No. of Buildings of 11 Wings of the Raj High Gardens Project situated on the Plot bearing Sy. No.46/3C,51,52/3,52/4,54/3 demarcated by its boundaries 12 47 25.7 latitude and 77 43 58.8 longitude SY NO.50 & 46/3 to the North ROAD & SY.NO.54/4 to the South SY.NO.54/5, 53, 45/2, 46/3 & 60 to the East SY.NO.54/1, 52/2, 60/3, 61 & 62/3 to the West of Neraluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban, Bangalore 560068 admeasuring 36049.64 sq.mts., area being developed by SNN PROPERTIES LLP

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

For the above project previous plan was sanctioned by the APA vide L. P.No. APA/CC/164/2017-18 consisting of 4 Buildings and 14 wings and over all 1050 units.

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F-123945-3

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Later on modified plan in respect of the above project has been sanctioned by the planning authority namely APA vide L.P. No. APA/CC/164/2017-18 dated 01.03.2023 consisting of 4 Buildings and 11 wings and over all 802 units.

I have verified both the sanctioned drawing. I am clearly aware that modified plan has been sanctioned and work is as per the sanctioned drawing given by the competent authority with sanctioned drawing No. APA/CC/164/2017-18. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I K L Srinivas have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under the KRERA, situated on the Plot bearing Sy. No.46/3C,51,52/3,52/4,54/3 demarcated by its boundaries 12 47 25.7 latitude and 77 43 58.8 longitude SY NO.50 & 46/3 to the North ROAD & SY.NO.54/4 to the South SY.NO.54/5, 53, 45/2, 46/3 & 60 to the East SY.NO.54/1, 52/2, 60/3, 61 & 62/3 to the West of Neraluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban, Bangalore 560068 admeasuring 36049.64 sq.mts., area being developed by SNN PROPERTIES LLP

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

- i. M/s. SPACE MAST ARCHITECTS as Architect;
- ii. Mr. K L Srinivas as Structural Consultant
- iii. M/s Atreya Consulting Engineers as Plumbing and fire Consultant.
- iv. M/s Shirdhan Electrical Consulting Engineers Pvt Ltd as Electrical Consultant

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 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. 379,14,89,784/- (Three hundred seventy-Nine Crores Fourteen Lakhs Eight Nine thousand Seven Hundred Eighty four Rupees Only) (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required

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to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the BMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 7,04,87,549 (Seven Crores Four Lakhs Eighty Seven Thousand Five Hundred Forty Nine Rupees only) (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 BMRDA is estimated at Rs. 3,72,10,02,235/-/- (Three hundred seventy-Two Crores Ten Lakhs Two Thousand Two Thirty Five Rupees Only). (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 :

Table –A

RAJ HIGH GARDENS bearing Number APA/CC/164/2017-18. including common area and Amenities of the Real Estate Project

Sl. No	Particulars	Amount
1	Total Estimated cost of the building as on 14.06.2022 date of Registration is	Rs. 379,14,89,784/-.
2	Cost incurred as on 03.03.2023 (based on the Estimated cost)	Rs 7,04,87,549/-
3	Work done in percentage (as Percentage of the estimated cost)	1.86%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs. 3,72,10,02,235/-
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.0

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 14.06.2022 Date of	Included in the estimated cost in table A

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	Registration is	
2	Cost incurred as on 03.03.2023 (Based on the estimated cost).	As per Table A
3	Work done in Percentage (as percentage of the estimated cost).	As per Table A
4	Balance Cost to be Incurred (Based on estimated cost)	As per Table A
5	Cost Incurred on Additional/ Extra items as on not included in the Estimated Cost (Annexure A)	As per Table A

K. L. Srinivas

Yours faithfully,

K.L. SRINIVAS
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Name and Signature of the Engineer
Chartered Consulting Engineer
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Contact No.: 7676282043
Email id: sd.cad@gmail.com
Website link:

Date: Bangalore
Place: 10.03.2023