

RUDRAPPA ASSOCIATES

CHARTERED ENGINEER CONSULTING ENGINEER & REGISTERED VALUER

K.R. PRABHU B.E.(Civil),M.I.E, F.I.V

Ref.:

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
ENGINEER'S CERTIFICATE

FORM-6 – FOR COMPLETED PROJECT FOR PLOTTED DEVELOPMENT

Date: 12/04/2023

RERA No/ACK No. : PRM/KA/RERA/1251/308/PR/020822/005119
Project Name : PRIDE VATIKA PHASE II
Promoter Name : EXPERT INVESTMENTS

To
EXPERT INVESTMENTS,
Pride Hulkul, 901, 9th Floor,
No 116, Lalbagh Road,
Bangalore – 560027.

Subject: Certificate of completion of Registered Project [PRIDE VATIKA PHASE II] for Layout Development works situated on the Plot bearing C.N. No /CTS No. /Survey no. 173, 176/2 , 177, 178/1, 178/2 demarcated by its boundaries (latitude and longitude of the end points) Latitude - 12°47'16.2" N, Longitude – 77°36'18.2"E towards North and 12°47'01.6" N, Longitude – 77°36'29.7"E towards South and 12°47'11" N, Longitude – 77°36'34.1"E towards East and 12°47'02.02" N, Longitude – 77°36'20.7"E towards West to the Bukkasagara Village Jigani Hobli, Anekal Taluk, Bengaluru Urban District, PIN 560083 admeasuring 84,781 sq.mts. Area being developed by [EXPERT INVESTMENTS].

Sir,

This Certificate is issued in accordance with the provisions of the Section 4(2) (I) (D) of the 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. APA/LAO/50/ 2006 & 07.I** am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I **K R Prabhu** have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, **Pride Vatika Phase II** situated on the

Plot bearing C.N. No /CTS No. /Survey no. / Final Plot no 173, 176/2 , 177, 178/1, 178/2 demarcated by its boundaries (latitude and longitude of the end points) Latitude - 12°47'16.2" N, Longitude – 77°36'18.2"E towards North and 12°47'01.6" N, Longitude – 77°36'29.7"E towards South and 12°47'11" N, Longitude – 77°36'34.1"E towards East and 12°47'02.02" N, Longitude – 77°36'20.7"E towards West to the Bukkasagara Village, Jigani – Hobli, Anekal Taluk, Bengaluru Urban District, PIN 560083 admeasuring 84,781 sq.mts. Area being developed by [EXPERT INVESTMENTS].

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

- (i) M/s Venkataramanan Associates as Architect
- (ii) M/s HMN Techconsultants Pvt Ltd as MEP Consultant
- (iii) Mr. Rama Subramanian as Quantity Surveyor
- (iv) Shri Srinivasalu as Site Supervisor

2. We have estimated the cost of the Completion to obtain Completion Certificate and 100% Release order issued by the competent Planning Authority also necessary certificate of the Civil, MEP and Allied works, of the Layout development(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 Mr. Rama Subramanian 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 Layout development(s) of the aforesaid project under reference as Rs. 22,00,00,000/- (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 occupation certificate / completion certificate for the Layout(s) from the **Anekal Planning Authority / BMRDA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Up to date Cost Incurred till date is calculated at **Rs. 21,69,55,111 /-** (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 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/we K R Prabhu dated: 11-04-2023 and the 100% site Release order Issued by the Planning Authority Vide Letter # **APA/LAO/50/2006 & 07** dated: **13/03/2023** 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 and B below :

Table –A

Building bearing Number Pride Vatika Phase II

Sl. No	Particulars	Amount
1	Total Estimated cost of the Layout Development as on 02/08/2022 date of Registration is	Rs. 22,00,00,000
2	Cost incurred as on date up to the completion of the all the works.(Based on the Estimated cost))	Rs.21,69,55,111
3	Work done in percentage (as Percentage of the estimated cost)	98.61%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs.30,44,889
5	Cost Incurred on Additional / Extra Items as on project complete not included in the Estimated Cost (Annexure A)	Nil

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 02/08/2022 Date of Registration is	Rs. 0
2	Cost incurred as on date up to the completion of the all the works.(Based on the Estimated cost)	Rs. 0
3	Work done in Percentage (as percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on estimated cost)	Rs. 0
5	Cost Incurred on Additional/ Extra items as on completion of the project not included in the Estimated Cost (Annexure A)	Nil

12/4/2023
VALUER
REGISTERED VALUER
NOCAT 1/REG-4/CCIT-2/BNG-2017-18
Yours faithfully
K.R. PRABHU B.E.(Civil), M.I.E, F.I.V
Reg No. BCC/BL-3.2 3/E-1977/2000 - 01
No. 144, 2nd Block 2 of Main Engineer
Name and Signature of the Engineer
I.R. Nagar, BENGALURU - 560 028

License No.:

Address:

Contact No.: 9850098511

Email id: kr.prabhu2@gmail.com

Website link:

Date: 12/4/2023
Place: BANGALORE

*Note: The same Engineer is responsible for the completion of Project. In case of Change of the Engineer, approval needs to be taken from the Authority.

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)