

**[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: 25-01-2024

RERA No. : PRM/KA/RERA/1251/310/PR/221221/004600
Project Name : VIJAYASHREE ENCLAVE PHASE II
Promoter Name : Mr. M.V KARTHIK

To

Mr. M.V KARTHIK

No.218, 1st Floor,
16th Cross, 6th Main
M.C. Layout, Vijayanagara,
Bengaluru, Karnataka.

Subject: Certificate of Completion of Registered project 'construction of Plotted development of **Vijayashree Enclave Phase II**, Residential Layout plan in Sy.No.117/2, 117/3, 117/5, 117/6, 117/7, 117/8, 117/11 & 117/12 of Kumbalagodu Village, Kengeri Hobli, Bengaluru South Taluk, in F/o Mr.M.V. Karthik, Bengaluru,

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 Planning Authority with approved vide the draft Provisional Residential Layout Plan is approved in Planning Committee Meeting vide Resolution No.49/2021-22 dated 17-07-2021 with specific conditions approved for demarcation & development by **Bengaluru Development Authority, Town Planning member on 14-09-2021 and Commissioner, BDA Bengaluru on 13-09-2021.** I am satisfied that the Physical progress of the project in accordance with that of the RERA Registration Application details.

I **VISHNUKUMAR** have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project Proposed to be registered under KRERA, **Vijayashree Enclave Phase II**, (Plotted Development) , admeasuring **39,153.01sq.mts.** area of land are being developed by **Mr. M.V.KARTHIK.**

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

- (i) Girish Kumar,H as L.S. / Architect;
- (ii) Girish Kumar,H as Structural Consultant



(iii) Girish Kumar,H as MEP Consultant

(iv) Madhu. I M 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 Layout of the aforesaid project under reference as **Rs.11,37,66,000/-**(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 of the Plotted Development from the **Bengaluru Development Authority, Town Planning member on 14-09-2021 and Commissioner, BDA Bengaluru on 13-09-2021** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.11,37,66,000/- +2,85,83,285/-=Rs.14,23,49,285/-** (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 developments and civic amenities works as published in the brochure and also this certificate for completion is issued based on the site inspection by me dated:10-02-2024 and 100% Site Release Order issued by the Planning Authority vide Letter No.Order BDA/TPM/PRL-26/2020-21/124/2022-23 dt:21-04-2022 by **Bengaluru Development Authority, Bengaluru.** 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

Sl.No	Particulars	Amount in Rs.
1	Total Estimated cost of the Plotted development as on date of Registration is	NIL
2	Cost incurred as on date up to completion of all works	NIL
3	Work done in percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be incurred (Based on the Estimated Cost)	NIL
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	NIL



Table – B

Vijayashree Enclave Phase II, Residential Layout plan in Sy.No.117/2, 117/3, 117/5, 117/6, 117/7, 117/8, 117/11 & 117/12 of Kumbalagodu Village, Kengeri Hobli, Bengaluru South Taluk, in F/o Mr.M.V. Karthik, Bengaluru.

(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 Project Registration.	11,37,66,000.00
2	Cost incurred as on 30-06-2022 (Based on the estimated cost).	11,37,66,000.00
3	Work done in Percentage (as percentage of the estimated cost).	100 %
4	Balance Cost to be Incurred (Based on estimated cost)	00.00
5	Cost Incurred on Additional/ Extra items as on 30-06-2022 not included in the Estimated Cost (Annexure A)	2,85,83,285.00

Date:25-01-2024

Place: Bengaluru

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)

Vishnu Kumar

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:vishnkumarab@gmail.com

*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