



SAI RAM ENGINEERS

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S. GANDHI M.Tech.,
Structural Engineer
Approved Valuer

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

ENGINEER'S CERTIFICATE

**FORM-6 - FOR COMPLETED PROJECT (For Residential/Group Housing)
(To be submitted at the time of Quarterly Update of the Project)**

Date: 24.05.2023

RERA No. : PRM/KA/RERA/1251/446/PR/190226/002455
Project Name : RSUN PALAZZO
Promoter Name : LANIBAN VENTURES

To

The LANIBAN VENTURES
No.5/1, 1st Cross, Kundalahalli Gate,
Gayathri Nilaya, Green Garden Layout,
Munnekolala, Bengaluru Urban, Karnataka - 560037.

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s) of the Project [KRERA PRM/KA/RERA/1251/446/PR/190226/002455 situated on the BBMP Katha No.94/64/94, 95/64/95, 96/64/96 and 663/667/24/1, comprised in converted Sy.Nos.64 and 24/1, (Converted vide Official Memorandum bearing No.B.DIS.ALN.SR(F)291/2004-05, dated 11/03/2005 and B.DIS.ALN(E)VBSR248/ 2004-05, dated 21/10/2004, issued by the Special Deputy Commissioner, Bangalore District) demarcated by its boundaries (latitude and longitude of the end points) 12.961292, 77.723804 to the North 12.960798, 77.724190 to the South 12.961309, 77.724105 to the East 12.960763, 77.723963 to the West of Division of situated at Kundalahalli Village and Thubarahalli Village (as mentioned earlier), K.R.Puram Hobli, earlier Bangalore South Taluk, now Bangalore East Taluk and Tubarahalli Village, Varthur Hobli, earlier Bangalore South Taluk, now Bangalore East Taluk admeasuring **1590.33** sq.mts. area being developed by **LANIBAN VENTURES**.

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 Authority with Sanctioned Drawing No. **LP No.ADTP/MDP/238/2016-17**. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I/ We **Sai Ram Engineers** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under the KRERA, being "RSUN PALAZZO" Building(s) 1 Wing(s) converted Sy.Nos.64 and 24/1, (Converted vide Official Memorandum bearing No.B.DIS.ALN.SR(F)291/2004-05, dated 11/03/2005 and B.DIS.ALN(E)VBSR248/ 2004-05, dated 21/10/2004 Kundalahalli Village and Thubarahalli Village (as mentioned earlier), K.R.Puram Hobli, earlier Bangalore South Taluk, now Bangalore East Taluk and Tubarahalli Village, Varthur Hobli, earlier Bangalore South Taluk, now Bangalore East Taluk admeasuring **1590.33 sq.mts** area being developed by Laniban Ventures.

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

(i) M/s/Shri/Smt SAI RAM ENGINEERS as L.S. / Architect;

(ii) M/s /Shri / Smt SAI RAM ENGINEERS as Structural Consultant

(iii) M/s /Shri / Smt SREENIVA RAO as MEP Consultant

(iv) M/s /Shri / Smt _____ 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 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. 13.80,00,000/-. 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.13,80,00,000/-**. 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 civil amenities works as published in the Brochure and also this certificate for completion is issued based on the site inspection by we Sai Ram Engineer's dated 24.05.2023 and the Occupancy Certificate issued by the Planning Authority vide Letter No.BBMP/ADTP/MDP/O.C/L.P/0730/2016-17, dated 05-02-2020 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 :

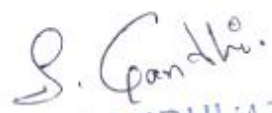
Table -A

Building called RSUN PALAZZO (to be prepared separately for each Building of the Real Estate Project)

Sl. No	Particulars	Amount
1	Total Estimated cost of the building as on 24-05-2023 date of Registration is	Rs 13,80,00,000
2	Cost incurred as on 24-05-2023 (based on the Estimated cost)	Rs.13,80,00,000
3	Work done in percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs.0/
5	Cost Incurred on Additional / Extra Items as on 24-05-2023 not included in the Estimated Cost (Annexure A)	NIL

Yours faithfully

Name and Signature of the Engineer


S. GANDHI M.Tech.,
REGISTERED STRUCTURAL ENGINEER
Lic No.: BCC/BL-3.6,
SE-0293/2018-19

License No.: BCC/BL-3.6,SE-0293/2018-19
Address: Bangalore
Contact No.: 9742943878
Email id: gandhi1821@gmail.com

Date: 24-05.2023
Place: Bangalore

*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)