



HARINISHREE ASSOCAITE

ARCHITECTS & CIVIL ENGINEERS

CELL:08892057204 / 09916449087

YOU DREAM IT WE SHAPE IT...



ARCHITECTURE, 3D HOME DESIGN, VASTHU PLAN, SANCTION PLAN, BANK ESTIMATION, INTERIOR & CONSTRUCTION
#01/650, ANNANYA COMPLEX, HENNAGARA GATE, (ADJ BMRDA) HOSUR MAIN ROAD, CHANDAPURA, BANGALORE 99

FORM - 6

ENGINEER'S CERTIFICATE

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

Date: 25/03/2025

Project Name : SERENITY CHIRPING WOODS
Promoter Name : KC PROPERTIES

To,

KC PROPERTIES

#887/62/6/1, 4th FLOOR, SRI VENKATESHWARA BUILDING
2nd CROSS, BEGUR MAIN ROAD, VIVEKANANDA NAGAR
BENGALURU SOUTH, BENGALURU URBAN, KARNATAKA - 560068

Subject: Certificate of Cost Incurred for Plotted Development of 115 No. of units situated on the SY NO.S: 44/4, 78/1 & 78/2 demarcated by its boundaries (latitude and longitude of the end points) 12.812688 N & 77.738997 E of BENDIGANAHALLI VILLAGE, ATTIBELE HOBLI, ANEKAL TALUK, BENGALURU URBAN, KARNATAKA - 562107, land admeasuring 28,428.77 sq.mts, area being developed by KC PROPERTIES.

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. AAYOPRAA/LAO/94/2023-24 dated 29-02-2024 by ANEKAL PLANNING AUTHORITY. I am satisfied with the physical progress of the project in accordance with that of the RERA Registration Application details.

I have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, being 115 No. of units situated on the SY NO.S: 44/4, 78/1 & 78/2 demarcated by its boundaries (latitude and longitude of the end points) 12.812688 N & 77.738997 E of BENDIGANAHALLI VILLAGE, ATTIBELE HOBLI, ANEKAL TALUK, BENGALURU URBAN, KARNATAKA - 562107, land admeasuring 28,428.77 sq.mts, area being developed by KC PROPERTIES.

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

- S Chandrashekar as Architect
- Sanjeeva C as Structural Consultant
- Santhosh Kumar BR as MEP Consultant
- Sandeep ER as Site Supervisor
- Sandeep ER as Quantity Surveyor



S. MYTHILI
BCC/BL-3.6/S-1299-10-11



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The Development works are self-executed by the Promoter

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. 5,49,50,000/-** (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 building(s) from the ANEKAL PLANNING AUTHORITY being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 54,95,000/-** (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 ANEKAL PLANNING AUTHORITY is estimated at **Rs. 4,94,55,000/-** (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

Sl. No.	Particulars	Amount
1	Total Estimated cost of the internal and External development works including amenities and facilities in the layout as on Date of Registration is as on date of Registration is	Rs. 5,49,50,000/-
2	Cost incurred (based on the Estimated cost)	Rs. 54,95,000/-
3	Work done in percentage (as Percentage of the estimated cost)	10%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs. 4,94,55,000/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL



S. MYTHILI
BCC/BL-3.6/S-1299-10-11



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

Yours faithfully,

Name and Signature of the Engineer

License No.: BCC/BL-3.6/S-1299.07-08

Address: Near BMRDA Office, Sangeetha
Mobiles, Basement Floor, Annaya
Complex, Hennagara Gate, Chandapura,
Bengaluru -560099

Contact No.: 8892057204

Email id: design.harinishree@gmail.com

Website link: NA

Date: 25/03/2025

Place: BENGALURU

Annexure A

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

NIL



S. MYTHILI

BCC/BL-3.6/S-1299-10-11

HARINISHREE ASSOCIATE
Architect & Civil Engineer

1st Floor, Ananya Complex (Near BMRDA Office)

Sangeetha Mobiles, Hennagara Gate