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#56, 3rd Floor, Kabeer Mutt Road, Sunkenahalli, Basavanagudi, Bengaluru-560019
E-mail: bbctrangle@gmail.com, Cell: 9739945378, 9900506259, 9743053222

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

**Form - 3
ENGINEER'S CERTIFICATE**

Date: 14/02/2025

Project Name: VALBY IRA
Promoter Name: Valby Ventures LLP

To,
The Valby Ventures LLP
No 80, Ground Floor, Ahad Pinnacle,
2nd Cross, 5th Main, 5th Block,
Koramangala industrial Area
Bengaluru, Karnataka - 560095

Subject: Certificate of Estimated Cost for Development of **VALBY IRA** for Development work of plotted development of **35 Plots** situated on the Plot bearing Survey No. 9/8 demarcated by its boundaries 12°49'57.0"N 77°46'33.6"E to the North 12°49'57.0"N 77°46'33.6"E to the South 12°49'57.0"N 77°46'33.6"E to the East 12°49'57.0"N 77°46'33.6"E to the West of Bilchikkanahalli Village Sarjapur Hobli, Anekal Taluk Bengaluru Urban District - 562125 land admeasuring **7587.75** sq.mts, area being developed by **Valby Ventures LLP**.

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. APO/LAO/47/2024-25**. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.





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I Basayya.S.K. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under the KRERA, being Plotted Development situated on the plot bearing Survey No. 9/8, Bilchikkanahalli Village, Sarjapur Hobli, Anekal Taluk, Bengaluru Urban District – 562125. land admeasuring **7587.75 sq.mts.**, area being developed by **Valby Ventures LLP**.

We estimate Total Estimated Cost of Plotted Development of the aforesaid project under reference as **Rs. 93,75,000/-**.



Yours faithfully,

License No.: BCC/BL/3.6/S-1415/2014-15

Address: BBC Triangle,
#56, 3rd Floor, Kabeer Mutt Road, Sunkenahalli,
Basavanagudi, Bengaluru-560019

Date: 14/02/2025

Place: Bangalore

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

