

FORM - 3

CERTIFICATE BY ENGINEER

(see clause (i) of sub-regulation (1) of regulation 3)
(Registration)

Date: 11.09.2025

RERA No.:

Project Name: SNN Estates Duomont

Promoter Name: SNN Estates LLP.

To,
The
SNN Estates LLP,
Potential House,
No.35/B,3rd Floor, 1st Main Road,
3rd Phase, J.P.Nagar,
Bengaluru -560078

Subject: Certificate of estimated Cost for Development of SNN Estates Duomont for construction of 1 building 4 Towers of the Single phase, situated on the Plot bearing KHATA NO.2054/49/3, Sy No.49/3, 12.888233^o latitude and 77.64005^o longitude. Demarcated by its boundaries, remaining part of Sy No.49/3 to the North, Sy No.49/4 to the South, Road to the East, Sy No.50 to the West of Division Hongasandra village, Bangalore South taluka, Bangalore Urban District, PIN 560068, and measuring 9326.70 sq.mts., area being developed by SNN Estates LLP.

Sir,

This certificate is issued in accordance with the provisions of section 4(2) (I) (D) of the Act read with sub-rule (5) of rule 4 and rule 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.BBMP/Addl.Dir/JDSOUTH/0051/24-25.

I am satisfied that the physical progress of the project is in accordance with that of the RERA registration application details.

I/We Innotech Engineering Consult Pvt Ltd have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under RERA, being 1Building/ 4 Towers of the Single Phase situated on the plot

Innotech Engineering Consult Pvt Ltd

Potential House, 1st Floor, 35/B, 1st Main Road, 3rd Phase, J P Nagar, Bengaluru 560078

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bearing KHATA NO.2054/49/3,Sy No.49/3, of Division Hongasandra village, Bangalore South taluka, Bangalore Urban District, PIN 560068, ad measuring 9326.70 sq.mts. area being developed by SNN Estates LLP.

We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 210,00,00,000.

Yours faithfully



H P YOGESH

Joint Managing Director

License No: Regn# BCC - BL/3.6-STRL.E.67:09-10

Address: M/s Innotech Engineering Consult Pvt Ltd.

Potential House, First Floor, 35/B, 1st Main Road, 3rd Phase, J P Nagar Bangalore-560078.

Contact No.: 9741399608

Email id: yogesh@innotechconsult.in

Websitelink : www.innotechconsult.in

Date: 11-09-2025

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.

COST ESTIMATION					
PROJECT	SNN ESTATES DUOMONT				
LOCATION	Sy 49/3, Hongasandra village, Garvebhavipalya, Mangammanapalya, Begur Hobli, Ward No.190. Bangalore 560068				
CLIENT	SNN ESTATES LLP				
	Potential house No. 35/B 1st Main, 3rd Phase J.P. Nagar, Bangalore-560078				
SI No	Particulars	Unit	Quantity	Rate	Amount
Civil Structure Works					
1	Preliminary & earth works	Sqft	467755	75	35081625
2	Plain cement concrete	Sqft	467755	35	16371425
3	Reinforcement cement concrete	Sqft	467755	390	182424450
4	Form work	Sqft	467755	550	257265250
5	Reinforcement steel works	Sqft	467755	450	210489750
6	masonry work	Sqft	467755	185	86534675
7	fabrication works	Sqft	467755	210	98228550
8	Plastering works	Sqft	467755	210	98228550
9	water proofing work	Sqft	467755	65	30404075
Civil finishes work					
1	Flooring /skirting /daaddoing	Sqft	467755	450	210489750
2	Doors & windows	Sqft	467755	330	154359150
3	False ceiling work	Sqft	467755	60	28065300
4	painting work	Sqft	467755	65	30404075
Common area works					
1	STP works	Sqft	467755	75	35081625
2	car parking and driveway	Sqft	467755	280	130971400
3	Landscape	Sqft	467755	60	28065300
4	Amenities	Sqft	467755	75	35081625
Miscellaneous Works					
1	Other miscellaneous works	Sqft	467755	80	37420400
Other Finishing Works					
1	Electrical&Plumbing Works	Sqft	467755	350	163714250
2	Lift works	Sqft	467755	66	30871830
3	Plumbing / Firefighting work	Sqft	467755	260	121616300
4	Sump tank	Sqft	467755	73	34146115
5	Compound wall	Sqft	467755	95	44436725
Total					2099752195
Total Round Off					2100000000

