



[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
FORM-6
ENGINEER'S CERTIFICATE

Date: 22-09-2025

Project Name: **IRISE**

Promoter Name: **M/s UPSTATE UNITED**

To,

The M/s. Upstate United,
Sanjeev Shine Apartment,
Site No 2, Property No. 88/1B,
Flat No. 1G, "SLV Residency",
Panathur, Varthur Hobli,
Bengaluru Urban, Karnataka - 560103

Subject: Certificate of Cost Incurred for Development of **IRISE** for the development of plots situated on the Plot bearing Survey No. 103/2, 103/10, 104/6B, 105/1, 105/2, 105/5, 105/6, 105/7, 105/8, 106/1, 106/3, 106/4, 106/5, 106/6, 106/7, 107/1, 107/2, 108/2, 126/3A, 126/3B, 133/7, 133/9, 133/10, 133/11, 133/13, 103/3, 103/5, 103/6, 103/7, 103/8, 103/9, 104/4A, 104/4B, 104/6A, 105/3, 124/3, 124/4, 124/5, 125/1, 125/2A, 125/2B, 125/3, 125/5, 125/6, 126/2, 126/5 and 127/3 of Muthasandra Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District-560087, land admeasuring **75,220 sq.mts.** area being developed by M/s. Upstate United.

Sir,

This Certificate is issued in accordance with the provisions of the Section 4(2) (l) (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. LAO/14/2022-23. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I, Sahana G have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, being plotted development situated on the Plot bearing Survey No. 103/2, 103/10, 104/6B, 105/1, 105/2, 105/5, 105/6, 105/7, 105/8, 106/1, 106/3, 106/4, 106/5, 106/6, 106/7, 107/1, 107/2, 108/2, 126/3A, 126/3B, 133/7, 133/9, 133/10, 133/11, 133/13, 103/3, 103/5, 103/6, 103/7, 103/8, 103/9, 104/4A, 104/4B, 104/6A, 105/3, 124/3, 124/4, 124/5, 125/1, 125/2A, 125/2B, 125/3, 125/5, 125/6, 126/2, 126/5 and 127/3 of Muthasandra Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District-560087, land admeasuring **75,220 sq.mts.** area being developed by M/s. Upstate United.

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

- (i) Shri SHANTESH KELVEKAR as Architect;
- (ii) M/s SAHANA G as Consultant Engineer;

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.25,78,00,000/-** (Total of Table A). 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 Local Planning Authority, Hoskote being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.5,04,04,393/-** (Total of Table A). 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 Completion Certificate from Local Planning Authority, Hoskote is estimated at **Rs.20,73,95,607/-** (Total of Table A).

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 building as on date of Registration is	25,78,00,000
2	Cost incurred as on 22 nd Sept 2025 (based on the Estimated cost)	5,04,04,393
3	Work done in percentage (as Percentage of the estimated cost)	19.55%
4	Balance Cost to be incurred (Based on the Estimated Cost)	20,73,95,607
5	Cost Incurred on Additional/Extra Items as on 22 nd Sept 2025 not included in the Estimated Cost (Annexure A)	-



SAHANA G
License No.: AM3096958
Address: Urata Agrahara Village,
Vemgal Hobli, Kolar District,
Karnataka – 563128
E-mail Id: gsahana1999@gmail.com
Mobile No. + 91 7019059883

Date: 22-09-2025
Place: Kolar