



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

**FORM-6
ENGINEER'S CERTIFICATE
ON-GOING PROJECT UPDATE**

Date: 25/10/2025

RERA Ack No. : **ACK/KA/RERA/1251/310/PR/230925/009649**

Project Name : **JYOTHI NIVAS**

Promoter Name : **SAI KIRAN CONSTRUCTIONS**

To,
M/S. SAI KIRAN CONSTRUCTIONS

No. 108, Padmalaya, 1st Cross Road

Adithya Layout, Ideal Homes

Raja Rajeshwari Nagar

Bengaluru – 560 098

Subject: Certificate of Cost Incurred Development of JYOTHI NIVAS for Construction of residential Apartment Building of 14 Units situated on the Plot bearing Khatha No. 242/6, 7,8,9,10,11,12,13,14,15/234 demarcated by its boundaries (latitude and longitude of the end points) latitude 12.904883, longitude 77.517995, Channasandra Village, Uttarahalli Hobli, Ward No. 160, Bengaluru Urban – 560 098 admeasuring 2311.40 Square Meters area being developed by M/s. Sai Kiran Constructions

Dear 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

For C.G. ASSOCIATES

PROPRIETOR
KUMAR. C.G. B.E.(Civil), M.Tech (Stru.) MISTE
BCC/BL-3.6/SE-0349/19-20

I KUMAR C. G., M/s. C. G. Associates have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. BBMP/Ad.Com./RJH/1052/22-23 Dated: 16.12.2022.

I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I KUMAR C. G., M/s. C. G. Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under the KRERA, being Building of 14 Units situated on the plot bearing Khatha No. 242/6, 7,8,9,10,11,12,13,14,15/234, Channasandra Village, Uttarahalli Hobli, Ward No. 160, Bengaluru Urban – 560 098 admeasuring 2311.40 Square Meters area being developed by M/s. Sai Kiran Constructions.

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

- (i) Dinesh Kumar S., - Architect
- (ii) Kumar C. G. - Structural Consultant
- (iii) MEP Consultant
- (iv) Ram 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 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 Mr. Ram 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 of the aforesaid project under reference as Rs. 17,43,44,315/- (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 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. 9,41,44,067/- (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 of the subject project to obtain Occupation Certificate / Completion Certificate from BBMP (Planning Authority) is estimated at Rs. 8,02,00,248/- (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:

For C.G. ASSOCIATES


PROPRIETOR
KUMAR. C.G. B.E.(Civil), M.Tech (Stru.) MISTE
BCC/BL-3.6/SE-0349/19-20

Table – A
One Residential Apartment Building called JYOTHI NIVAS

Sl. No.	Particulars	Amount (Rs.)
1	Total Estimated cost of the building as on 25.10.2025 date of Registration is ---	17,43,44,315/-
2	Cost incurred as on 25.10.2025 (based on the Estimated cost)	9,41,44,067/-
3	Work done in percentage (as Percentage of the estimated cost)	54%
4	Balance Cost to be incurred (Based on the Estimated Cost)	8,02,00,248/-
5	Cost Incurred on Additional / Extra Items as on 25.10.2025 not included in the Estimated Cost (Annexure A)	NIL

Table – B
Entire Registered Phase of the Real Estate Project – JYOTHI NIVAS

Sl. No.	Particulars	Amount (Rs.)
1	Total Estimated cost of the internal and external development works including amenities and facilities in the layout as on 25.10.2025 date of Registration is ---	17,43,44,315/-
2	Cost incurred as on 25.10.2025 (based on the Estimated cost)	9,41,44,067/-
3	Work done in percentage (as Percentage of the estimated cost)	54%
4	Balance Cost to be incurred (Based on the Estimated Cost)	8,02,00,248/-
5	Cost Incurred on Additional / Extra Items as on 25.10.2025 not included in the Estimated Cost (Annexure A)	NIL

Yours faithfully,

For C.G. ASSOCIATES


PROPRIETOR
KUMAR. C.G. B.E.(Civil), M.Tech (Stru.) MISTE
BCC/BL-3.6/SE-0349/19-20

C.G. ASSOCIATES
MR. KUMAR. C. G.
No.43 'Lakshay Nilaya',
2nd Cross Bogeshappa Road,
Ganapathi Nagar, Acharya College
Main Road,
Chikkabanavara, Bengaluru-560090.
Place: Bangalore

Date: 25/10/2025

Place: BENGALURU

Annexure A

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