



FORM -2

ARCHITECT'S CERTIFICATE (For Registration) [KARNATAKA REAL ESTATE REGULATORY AUTHORITY (Real Estate (Regulation & Development) Rules, 2017)]

Date: 10.11.2025

Project Name : Mana Verdant Terraces
Promoter Name: Mana Projects Pvt Ltd

To

The Mana Projects Pvt Ltd
Sy No.20/7, 3rd Floor, Swamy Legato,
Kadubisanahalli, Outer Ring Road,
Bangalore – 560 103.

Subject: Certificate of Estimated Cost for Development of the Project Mana Verdant Terraces consists of 2 Residential Towers and 1 Amenities Block on the Plot bearing SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150, BENGALURU, PIN 560 035 demarcated by its boundaries (latitude and longitude of the end points) Geographical Coordinates: 12 54 27.86N 77 42 05.87E, 12 54 30.62N 77 42 06.65E, 12 54 27.20N 77 42 07.12E, 12 54 30.47N 77 42 08.80E , admeasuring **35649.48** sq.mts and area being developed by M/s. Mana Projects Private Limited.

Sir,

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with 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 Plan License SL No. BBMP/CC/10594/2025-26, LP No. BBMP/Addl Dir/JDNORTH/0031/25-26 Project No: PRJ/0320/25-26 dated.04/11/2025)

I/ We Colliers International (India) Property Services Pvt Ltd have undertaken assignment as Architect /Licensed Surveyor of certifying Certifying Estimated Construction Cost for the Subject Real Estate Project proposed to be registered under the KRERA, being 2 Residential Towers and 1 Amenities Block of the Project Mana Verdant Terraces, for the Plot bearing SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150, BENGALURU, PIN 560 035, admeasuring **35649.48** sq.mts and area being developed by M/s. Mana Projects Private Limited.



Based on Site Inspection done on 10.11.2025, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this Certificate, the Estimated Construction Cost for each of the building/Wing of the Real Estate Project under KRERA is Rs. 302,00,00,000 as per Annexure 1.

Yours Faithfully,

A handwritten signature in black ink, appearing to read "Vaita".

JAYANT VAITHA
ARCHITECT
BCC/BL-3.6/A-1685/07-08

Signature

Jayant Vaitha, Architect

License No.: BCC/BL-3.6/A-2433/12-13(1685)

Address: First Floor, Sunningdale, Embassy Golf Links Business Park,

Domlur, Bengaluru - 560 071 | India

Contact No.: +91 98453 7445

Email id: jayant.vaitha@colliers.com

Place: Bangalore

Date: 10.11.2025

***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.



ANNEXURE -1		
Estimated amount for the Project Approval Mana Verdant Terraces		
At Property No.21/2A,21/2B,21/3,21/4,21/6,21/7,21/8,161 & 162 ,Sai Balaji Road,Ward 054, Bengaluru East City Corporation Zone.		
Estimated amount for the Project Developed by M/s Mana Projects Pvt Ltd		
SL No	Estimations of Works & Material - Mana Verdant Terraces	AMOUNT
1	STEEL	49,99,36,962
2	EARTH WORK	9,95,78,116
3	FABRICATION WORK	4,54,74,006
4	BARBENDER	5,80,87,235
5	CENTRING MATERIAL & WORK	14,93,67,174
6	STP & WTP & SOLAR & GAS	4,97,89,058
7	AMINITIES	12,44,72,645
8	CEMENT	24,39,66,385
9	MACHINERIES	4,21,54,736
10	MEP FEES (ELECTRICAL, PLUMBING & FIRE)	6,30,17,264
11	WOODS & DOORS & WINDOWS	18,83,68,603
12	FIRE MATERIAL & WORKS	4,14,90,882
13	MASSONERY WORK	14,93,67,174
14	WATERPROOFING WORK	13,48,53,332
15	ELECTRICAL MATERIAL	24,89,45,291
16	ELECTRICAL WORK	4,14,90,882
17	SCHAFFODING WORK	4,97,89,058
18	TILES MATERIAL	11,25,98,071
19	TILES WORK	4,18,03,258
20	PAINTING WORK	5,97,46,870
21	RMC MATERIAL	28,21,37,996
22	PLUMBING MATERIAL	17,01,71,118
23	PLUMBING WORK	4,04,12,119
24	OTHER EXPENSES	8,29,81,764
	TOTAL	3,02,00,00,000


JAYANT VAITHA
ARCHITECT
BCC/BL-3.6/A-1685/07-08