

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

FORM-2

ARCHITECT'S CERTIFICATE

Date:25-07-2025

Project Name : **VARNAM PHASE 1A**
Promoter Name : ONE BANGALORE LUXURY PROJECTS LLP

To
M/s. ONE BENGALURU LUXURY PROJECTS LLP.
E Block, Voltas Premises, TB Kadam Marg, Chinchpokli,
MUMBAI CITY, MUMBAI, MAHARSHTRA, INDIA-400033.

Subject: Certificate for Estimated Cost of the Construction Work '**VARNAM PHASE 1A**' Residential Apartment Building at Khatha No.103/1/1, PID NO.150300201900320832 in Sy.No.1(P), 2(P), 3/1, 3/2(P), 5/1, 5/2, 5/3, 6(P), 7(P), 20(P), 21, 22, 23, 24, 25(P), 27, 28/1, 28/2, 30/1, 30/2, 30/3(old No.30/2), 30/4(old No.30/2), 37/1, 37/2, 37/3, 37/4(P), 37/7(P), 37/10(P) & 41 of AKKLENAHALLI-MALLENAHALLI Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru-Rural District, demarcated by its boundaries: bounded by **East:**Sy.No.7(P), **West by:**OBLP VARNAM 1D, **North by:**OBLP VARNAM P-HASE 1C & D, **South by:**Sy.No2/2 and also Located at a point Latitude:13.192285° and Longitude:77.668517° admeasuring **12,125.75 sq.mtrs** area of land are being developed by**M/s. ONE BENGALURU LUXURY PROJECTS LLP.**

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.

SRIMATHI. J. ADIGA
REGISTERED ARCHITECT

CA/03.23892

2025-07-25 11:57:07-08



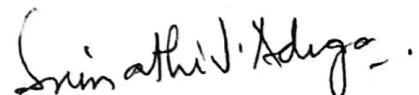
I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. **Authority No.BIAAPA/TP/CC/331/2024-25/25-26/888 dated:25/06/2025 approved with certain conditions by Member Secretary BIAAPA DEVANAHALLI.**

SRIMATHI J ADIGA have undertaken assignment as Architect /Licensed Surveyor of certifying estimated Cost of Construction Work being '**VARNAM PHASE 1A**' Residential Apartment Building at Khatha No.103/1/1, PID NO.150300201900320832 in Sy.No.1(P), 2(P), 3/1, 3/2(P), 5/1, 5/2, 5/3, 6(P), 7(P), 20(P), 21, 22, 23, 24, 25(P), 27, 28/1, 28/2, 30/1, 30/2, 30/3(old No.30/2), 30/4(old No.30/2), 37/1, 37/2, 37/3, 37/4(P), 37/7(P), 37/10(P) & 41 of AKKLENAHALLI-MALLENAHALLI Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru-Rural District, admeasuring **12,125.75 sq.mtrs** area of land are being developed by **M/s. ONE BENGALURU LUXURY PROJECTS LLP.**

Based on Site Inspection done on **24/07/2025**, with respect to the aforesaid Real Estate Project, I certify that as on the date of this Certificate, the Estimated Cost for the **Residential APARTMENT** Project under KRERA is **Rs.74,35,53,746/-**

Date: 25-07-2025

Place: Bengaluru



SRIMATHI J ADIGA

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SRIMATHI J. ADIGA
REGISTERED ARCHITECT
CA/98.23892
BCC/BL-3-6/A:1757:07-08

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.