

**[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/98.23892

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.**

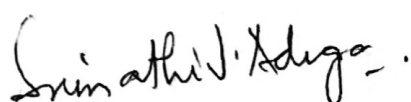
**SRIMATHI J ADIGA** have undertaken assignment as Architect /Licensed Surveyor of certifying estimated Cost of Construction Work being '**VARNAM PHASE 1A**' Residential Apartment Building at Khatha No.103/1/1, PID NO.150300201900320832 in Sy.No.1(P), 2(P), 3/1, 3/2(P), 5/1, 5/2, 5/3, 6(P), 7(P), 20(P), 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**  
REGISTERED ARCHITECT  
CA/98.23892  
BCC/BL-3-6/A:1757:07-08

  
**SRIMATHI J ADIGA**  
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Vallabhanagar, Uttarahalli,  
Bengaluru - 560 061  
Contact : 9449063255  
srimalthiadiga@yahoo.com

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.