

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY  
(Real Estate (Regulation & Development) Rules, 2017)]  
FORM-3  
ENGINEER'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 of Estimated Cost for Development of '**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 Section 4(2) (l) (D) of the 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 No.BIAAPA/TP/CC/331/2024-25/25-26/888 dated:25/06/2025 approved with certain conditions by Member Secretary BIAAPA DEVANAHALLI**. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I VISHNUKUMAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under the KRERA, Development of **'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**.

We estimate Total Estimated Cost of completion of the **Residential Apartment** of the aforesaid project under reference as **Rs.74,35,53,746/-**

Date: 25-07-2025  
Place: Bengaluru

**VISHNU KUMAR**  
Govt. Approved Valuer  
[F-26874]  
[5/CCIT-2/BNG/2017-18]  
Chartered Engineer  
[M-59398/7]

*Vishnu Kumar*

**VISHNUKUMAR**

Chartered Engineer: [M-59398/7]

Approved Valuer: F-26874

(5/CCIT-2/BNG/2017-18)

BCC/BL-3.6/E-4479/2019-20

MIE, FACCE, FIITA, FIRC.

Address: #89, 1<sup>st</sup> Floor, 17<sup>th</sup> Main Road,

2<sup>nd</sup> Cross, 2<sup>nd</sup> Block, BSK 1<sup>st</sup> Stage,

Srinagar, Bengaluru-560050.

Contact No.:+91 99801 39102

vishnkumarab@gmail.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.