

N.Venkata Ramana Rao
Structural Engineer.


vee aar
Architects And Engineers
A.S.Rao Nagar, Kapra, Hyd.

ENGINEER'S CERTIFICATE (F2)

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

Date: 08th February 2022.

To
M/s. Modi Realty Pocharam LLP,
5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.

Subject: Certificate of Cost Incurred for Development of NILGIRI HEIGHTS for construction of 256 Flats(s)/ (TSRERA Registration Number **P02200003053**) situated on the part of Survey No.27, demarcated by its boundaries (latitude and longitude of the end points) of the East of Division of Pocharam Village, Ghatkesar Mandal, Medchal Malkajgiri District Pin - 501301 admeasuring 9,189.67 sq.mtrs area being developed by M/s. Modi Realty Pocharam LLP up to 30.09.2021.

Ref: TSRERA Registration Number **P02200003053**

Sir,

1. Following technical professionals are appointed by M/s. Modi Realty Pocharam LLP.

- | | | |
|-------|-----------------------------|--------------------------|
| (i) | M/s. Surasani Associates | an Architect |
| (ii) | Shri. N. Venkata Ramana Rao | as Structural Consultant |
| (iii) | M/s. Premier Sanitation | as MEP Consultant |
| (iv) | Mr. Sunil | as Quality Surveyor* |

2. We have estimated the cost of the completion to obtain Occupation Certificate, of the Civil, MEP and Allied works, of the Building/Flats(s) 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 the quantity Supervisor* 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.


N. Venkata Ramana Rao
Lic. No. 19/Strl. Engineer/TP10/GHMC/2019-24
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3. We estimate Total Estimated Cost of completion of the building/flat(s) of the aforesaid project under reference as **Rs.75,07,90,505/-** (Total of Table A & 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 for the building(s) from the GHMC/HMDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at **Rs.90,52,185/-** (Total of Table A and B), The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate from GHMC (planning Authority) is estimated at **Rs. 74,17,38,320/-** (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:

TABLE A

Building/Wing bearing Numbers 256 or called Nilgiri Heights, Pocharam.

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount Rs.
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.75,07,90,505/-
2	Cost incurred as on 30.09.2021(based on the Estimated cost)	Rs. 90,52,185/-
3	Work done in percentage (as Percentage of the estimated cost)	1.21%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.74,17,38,320/-
5	Cost incurred on Additional /Extra Items as on 30.09.2021 not included in the Estimated Cost (Annexure A)	-


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TABLE B

(to be prepared for the entire registered phase of the the Real Estate Project)

Sr. No	Particulars	Amount Rs
1	Total Estimated cost of Internal and External Development Works including amenities and Facilities in the layout as on th date of Registration is	-
2	Cost incurred as on 30.09.2021 (based on the Estimated cost)	-
3	Work done in percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be incurred (Based on Estimated Cost)	-
5	Cost incurred on Additional /Extra Items as on 30.09.2021 not included in the Estimated Cost (Annexure A)	-

Yours Faithfully,


N. Venkata Ramana Rao
Lic. No. 19/Strl. Engineer/TP10/GHMC/2019-24
Plot No 2, G Block, A.S Rao Nagar, Kapra, Hyd.

Signature of the Engineer,
(License No _____)