



KULKARNI CONSULTANTS

STRUCTURAL ENGINEERS, PROJECT CONSULTANTS & ARCHITECTS

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: 10th February 2023

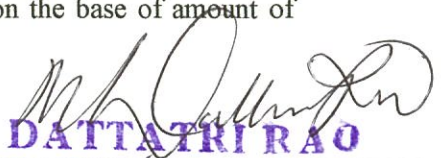
To
M/s. Modi Realty Miryalaguda LLP
5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.

Sir,

Subject: Certificate of Cost Incurred for Development of AVR Gulmohar Homes for Construction of 91 villa(s)/ (TSRERA Registration Number) situated on the Survey No. 786 (P), demarcated by its boundaries (latitude and longitude of the end points) Miryalaguda Village and Mandal, Nalgonda District Pin-508207 admeasuring 26,101.89 sq. mtrs area being developed by M/s. Modi Realty Miryalaguda LLP up to 31.12.2022.

Reference : TSRERA Registration Number P01800000180.

- Following technical professionals are appointed by M/s. Modi Realty Miryalaguda LLP;-
 - M/s. Architectural Associates as an Architect
 - M/s. Kulkarni Consultants as Structural Consultant
 - M/s. Premier Sanitation as MEP Consultant
 - Mr. Sunil as Quality Surveyor*
- We have estimated the cost of the completion to obtain Occupation Certificate, of the Civil, MEP and Allied works, of the Building(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.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.26,86,30,224/-** (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 Miryalaguda Municipality/DTCP being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated Cost incurred till date is calculated at **Rs. 25,55,99,048/-** (Total of Table A and B), The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.


M. DATTATRAYA RAO
STRUCTURAL ENGINEER
GHMC, Ls. No.: 134

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 Miryalaguda Municipality/DTCP (planning Authority) is estimated at **Rs. 1,30,31,176/-** (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 1 to 92 or called AVR Gulmohar Homes (91 villas)

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

Sr. No	Particulars	Amounts Rs.
1	Total Estimated cost of the building/wing as on date of Registration is	26,86,30,224/-
2	Cost incurred as on 31.12.2022 (based on the Estimated cost)	25,55,99,048/-
3	Work done in percentage (as Percentage of the estimated cost)	95.15 %
4	Balance Cost to be incurred (Based on Estimated Cost)	1,30,31,176/-
5	Cost incurred on Additional /Extra Items as on 31.12.2022 not included the Estimated Cost (Annexure A)	-

TABLE B

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

Sr. No	Particulars	Amounts Rs.
1	Total Estimated cost of Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	-
2	Cost incurred as on 31.12.2022 (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 31.12.2022 not included in the Estimated Cost (Annexure A)	-

Yours Faithfully,

Signature of the Engineer,
(License No _____)

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*Note:

1. The Scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carryout entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)


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