



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 Mallapur LLP
5-4-187/3 & 4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.

Subject: Certificate of Cost Incurred up to 31.12.2022 for Development of GULMOHAR RESIDENCY for Construction of 345 Flats(s)/ (TSRERA Reg.No.P02200001129) situated on the part of Survey No.19, demarcated by its boundaries (latitude and longitude of the end points) of the East of Division of Mallapur Village Uppal Mandal, Medchal Malkajgiri District Pin-500 076 admeasuring 22,756.43 sq.mtrs of land area being developed by M/s. Modi Realty Mallapur LLP.

Ref: TSRERA Registration Number P02200001129

Sir,

- Following technical professionals are appointed by M/s. Modi Realty Mallapur LLP:-
 - M/s. Span Pride Architects as an Architect
 - M/s. Zaki & Associates 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/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.
- We estimate Total Estimated Cost of completion of the building/flat(s) of the aforesaid project under reference as **Rs.115,15,79,381/-** (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs. 62,44,64,749/-** (Total of Table A and B), The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
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. 52,71,14,632/-** (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 345 flats of the project called Gulmohar Residency. (Initial sanction received for 295 flats + additionally one floor sanction received on 17.04.2021 on B to H blocks total 50 additional flats) up to 31.12.2022

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	115,15,79,381
2	Cost incurred as on 31.12.2022 (based on the Estimated cost)	62,44,64,749
3	Work done in percentage (as Percentage of the estimated cost)	54.23%
4	Balance Cost to be incurred (Based on Estimated Cost)	52,71,14,632
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 Real Estate Project)

Sr.No	Particulars	Amounts
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,


ZAKIA AHMED
Signature of the Engineer
STRUCTURAL ENGINEER
Licence No. **47**

*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)