

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: 03.08.2023.

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 30.06.2023.

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.
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. 18,03,84,339 _/-** (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. 57,04,06,166**/- (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	75,07,90,505/-
2	Cost incurred as on 30.06.2023 (based on the Estimated cost)	18,03,84,339
3	Work done in percentage (as Percentage of the estimated cost)	24.03%
4	Balance Cost to be incurred (Based on Estimated Cost)	57,04,06,166
5	Cost incurred on Additional /Extra Items as on 30.06.2023 not included in the Estimated Cost (Annexure A)	-

TABLE B

(to be prepared for the entire registered phase of 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 the date of Registration is	-
2	Cost incurred as on 30.06.2023 (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 30.06.2023 not included the Estimated Cost (Annexure A)	-

Yours Faithfully,

Signature of the Engineer,
(License No _____)

*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 carry out 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)