



FORM -2
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration/Quarterly update/Completion of the Real Estate Project for withdrawal of Money from Separate/Designated Account)

Date: 11.02.2024.

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 30.09.2023 for Development of GULMOHAR RESIDENCY for Construction of 345 Flats(s) I 8 blocks of Gulmohar Residency residential project, as the case may be, (TSRERA Reg.No.P02200001129) situated on the part of Survey No.19, Mallapur village demarcated by its boundaries (latitude and longitude of the end points) of the 17.451675 - 78.57197 to the North, 17.449447 - 78. 573702 to the South, 17.451873 - 78.573071 to the East, 17.449661 - 78.572777 of Village Mallapur, Mandal Uppal, Medchal Malkajgiri District PIN - 500 076 Measuring 22,756.43 sq.mtrs area being developed by M/s. Modi Realty Mallapur LLP.

Reference: TSRERA Registration Number P02200001129.

Sir,

We have undertaken assignment of certifying/Estimated Cost for the Real Estate Project proposed to be registered under TSRERA, being 345 residential flats in 8 (eight) Block(s) of the residential project as the case may be, situated on the survey no.19/P of Division east, village Mallapur, Uppal Mandal, Medchal Malkajgiri District, PIN - 500 076 measuring 22,756.43 Sq.mtrs area being developed by M/s. Modi Realty Mallapur LLP.

- 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/Completion 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 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.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 completion certificate for the building(s) from the GHMC Competent Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on the site inspection by undersigned on 08.02.2024, the Estimated Cost incurred till date is calculated at **Rs.75,46,50,212/-**(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 Completion Certificate from GHMC (Competent Authority) is estimated at **Rs.39,69,29,169/-** (Total of Table A and B).
6. We 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/Block bearing Number A to H consists 345 flats 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 30.09.2023

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/block as on date of Registration is	115,15,79,381
2	Cost incurred as on 30.09.2023.	75,46,50,212
3	Work done in percentage (as Percentage of the estimated cost)	65.53%
4	Balance Cost to be incurred (Based on Estimated Cost)	39,69,29,169
5	Cost incurred on Additional /Extra Items as on 30.09.2023 not included the Estimated Cost (Table - C)	-

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 30.09.2023.	-
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 30.09.2023 not included in the Estimated Cost (Table C)	-

Yours Faithfully,

Signature of the Engineer,

Zaki Ahmed, Zaki Associates,

License No. 47/Strl Engrs/GHMC/TP10)

ZAKI AHMED
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 Completion 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 Promoter, 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.

Table - C

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