



KOVURI CONSULTANTS

12-12-174, Ravindranagar, Seethapalmandi, Secunderabad - 500 061.
Cell : 9391040840.

• ARCHITECTS

• ENGINEERS

• DESIGNERS

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: 25.04.2024.

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

Subject: Certificate of cost incurred u to 31.12.2023 for development of the residential project “Bloomdale Residennncy at Genome Valley” for Construction of 107 residential apartments (TSRERA Reg.No.P02200001781) situated on part of the Survey Nos.31 demarcated by its boundaries (latitude and longitude of the end points) 17.661395- 78.589003 on the north, 17.660726- 78.588798 on the south, 17.661062- 78.589113 on the east and 17.661111- 78.588700 on the west in the North of Division of Muraharipally Village, Shamirpet Mandal, Medchal Malkazgiri District Pin- 501401 admeasuring 3,945.68 sq.mtrs area being developed by M/s. Modi Realty Genome Valley LLP.

Reference: TSRERA Registration Number P02200001781

Sir,

We Kovuri Consultants have undertaken assignment of certifying/Estimated cost for the Real Estate Project proposed to be registered under TSRERA being one building/block or for the plots of the plotted project s the case may be, situated on the Survey No. 31/P of north division of Muraharipally village, Shamirpet Mandal, Medchal Malkazgiri District, Telangana Pin: 501401 measuring 3,945.48 Sq.mtrs area being developed by M/s. Modi Realty Genome Valley LLP.

- Following technical professionals are appointed by M/s. Modi Realty Genome Valley LLP;-
 - M/s. Mrs. G. Renuka as an Architect
 - M/s. Kovuri Consultants as Structural Consultants
 - M/s. Premier Sanitation as MEP Consultant
 - Mr. Sarwar as Project Manager*
- 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 project managerr* appointed by Developer/Engineer, and the site inspection carried out by us.

K. MURALIDHAR
Structural Engineer
Licence.No.65/TP10/GHMC/2008
KOVURI CONSULTANTS
12-12-174, Seethapalmandi, Sec'bad.

3. We estimate Total Estimated Cost of completion of the building/flat(s) of the aforesaid project under reference as **Rs.13,89,74,300/-** (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 HMDA being the Competent Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on site inspection by undersigned on 19.02.2024 the Estimated Cost incurred till date is calculated at **Rs.11,25,02,060 /-** (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 HMDA (competent Authority) is estimated at **Rs. 2,64,72,240/-** (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/Block bearing Numbers 107 residential apartments and amenities area or called
Bloomdale Residency at Genome Valley.
(to be prepared separately for each building/block of the Real Estate Project up to
31.12.2023)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/block as on the date of Registration is	13,89,74,300
2	Cost incurred as on 31.12.2023	11,25,02,060
3	Work done in percentage (as Percentage of the estimated cost)	80.95%
4	Balance Cost to be incurred (Based on Estimated Cost)	2,64,72,240
5	Cost incurred on Additional /Extra Items as on 31.12.2023 not included in the Estimated Cost (Table C)	-

TABLE B
Internal & External Development Works inrespect of the entire registered phase

Sr. No	Particulars	Amounts
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 31.12.2023	-
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 31.12.2023 not included the Estimated Cost (Table C).	-

Yours Faithfully,



Signature of the Engineer,
Muralidhar, Kovuri Consltants,
(GHMC License No.65/Strl.Engg/TP-10/GHMC

K. MURALIDHAR
Structural Engineer
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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 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 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 C

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


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