

N.Venkata Ramana Rao
Structural Engineer.


vee aar
Architects And Engineers
A.S.Rao Nagar, Kapra, Hyd.

ANNEXURE-II
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: 17.08.2024.

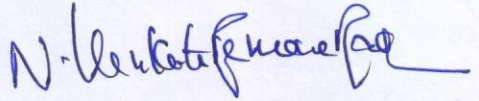
To
M/s. Modi Realty Pocharam LLP,
5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.

Subject: Certificate of Cost Incurred upto 30.06.2024 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) 17.433930-78.644439 on the north, 17.433365- 78.644482 on the south, 17.433684- 78.645072 on the east and 17.433661-78.643765 on the west in the East of Division of Pocharam Village, Ghatkesar Mandal, Medchal Malkazgiri District Pin- 501301 measuring 9,189.67 sq.mtrs area being developed by M/s. Modi Realty Pocharam LLP.

Reference: TSRERA Registration Number P02200003053 ##

Sir,

I N.Venkata Ramana Rao have undertaken assignment of certifying/Estimated cost for the Real Estate project proposed to be registered under TSRERA, being building project as the case may be, situated on the Sy.No. 27/P, situated at Pocharam Village, Ghatkesar Mandal, Medchal Malkazgiri District, Telangana Pin: 501301 measuring 9,189.67 sq.mtrs area being developed by Modi Realty Pocharam LLP.


N. Venkata Ramana Rao
Lic. No. 19/Strl. Engineer/TP10/GHMC/2024-29
Plot No 2, G Block, A.S Rao Nagar, Kapra, Hyd

Signature of The Structural Engineer
(N.VENKATA RAMANA RAO)

N.Venkata Ramana Rao

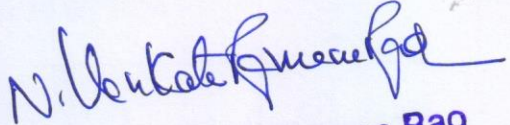
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1. Following technical professionals are appointed by M/s. Modi Realty Pocharam LLP.

(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. Vijayraj	as Project Manager*
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 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 the site inspection by undersigned on 14.08.2024 the estimated cost incurred till 31.03.2024 is calculated at **Rs. 21,87,87,527/-** (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. 53,20,02,978/-** (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:


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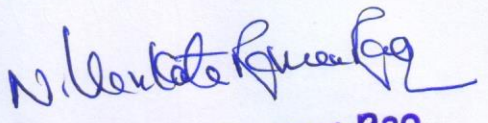
TABLE A
Building/Wing bearing Numbers 256 or called Nilgiri Heights, Pocharam.
(to be prepared separately for each Building of the Real Estate Project upto 30.06.2024)

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 30.06.2024	21,87,87,527/-
3	Work done in percentage (as Percentage of the estimated cost)	21.14%
4	Balance Cost to be incurred (Based on Estimated Cost)	53,20,02,978
5	Cost incurred on Additional /Extra Items as on 30.06.2024 not included in the Estimated Cost (Table-C)	-

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 30.06.2024 (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 30.06.2024 not included in the Estimated Cost (Table - C)	-

Yours Faithfully,
N. Venkata Ramana Rao
Structural Engineer
GHMC License No.19/Strl.Engg/TP-10/GHMC


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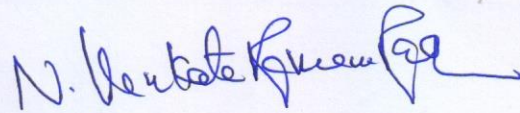

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*Note:

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.

Table - C

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



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