



KULKARNI CONSULTANTS

STRUCTURAL ENGINEERS, PROJECT CONSULTANTS & ARCHITECTS

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

Sir,

Subject: Certificate of cost incurred upto 30.06.2024 for development of lay-out cum group housing (gated community) project AVR Gulmohar Homes for Construction of 91 villas and one amenities building, (TSRERA Registration Number P01800000180) situated on the Survey No. 786 (P) demarcated by its boundaries (latitude and longitude of the end points) 16.857795, 79.555236 to the north, 16.856673, 79.554598 to the South, 16.857536, 79.554406 to the West, 16.856922, 79.556211 to the East of Miryalaguda, Miryalaguda Mandal, Nalgonda District, Pin 508207 admeasuring 26101.89 sq. mtrs area being developed by M/s. Modi Realty Miryalaguda LLP.

Reference : TSRERA Registration Number P01800000180.

We M/s. Kulkarni Consultants have undertaken assignment of certifying/Estimated cost for the Real Estate Project proposed to be registered under TSRERA, being Construction Work of the 91 (Ninety One) villas of the project as the case may be, situated on the Survey No. 786 (P), Miryalaguda, Miryalaguda Mandal, Nalgonda District, Pin 508207 admeasuring 26101.89 sq. mtrs area being developed by M/s. Modi Realty Miryalaguda LLP.

1. Following technical professionals are appointed by M/s. Modi Realty Miryalaguda LLP;-
 - (i) M/s. Architectural Associates as an Architect
 - (ii) M/s. Kulkarni Consultants as Structural Consultant
 - (iii) M/s. Premier Sanitation as MEP Consultant
 - (iv) Mr. Zakir Hussain as Project Manager*
2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building(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(s) of the aforesaid project under reference as **Rs.26,86,30,224/-** (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 Miryalaguda Municipality Competent Authority under whose jurisdiction the aforesaid project is being implemented.

M. DATTATRI RAO

STRUCTURAL ENGINEER

Stamp No.: 134

4. Based on site inspection by undersigned on 14.08.2024, the estimated cost incurred till 31.03.2024 is calculated at **Rs.26,84,17,323/-** (Total of Table A & 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 Miryalaguda Municipality (Competent Authority) is estimated at **Rs.2,13,001/-** (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 1 to 92 or called AVR Gulmohar Homes (91 villas)
(to be prepared separately for each Building of the Real Estate Project upto 30.06.2024)

Sr. No	Particulars	Amounts Rs.
1	Total Estimated cost of the villa as on date of Registration is	26,86,30,224/-
2	Cost incurred as on 30.06.2024	26,84,17,323/-
3	Work done in percentage (as Percentage of the estimated cost)	99.92%
4	Balance Cost to be incurred (Based on Estimated Cost)	2,13,001/-
5	Cost incurred on Additional /Extra Items as on 30.06.2024 not included in the Estimated Cost (Table- C)	-

TABLE B
Internal & External Development Works in respect of the entire registered phase.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the 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	-
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 the Estimated Cost (Table -C).	-

Yours Faithfully,
For Kulkarni Consultants,

(M.Dattatri Rao)

Structural Consultant.

GHMC Licence No. 134 valid up to 31.03.2029: 134


M. DATTATRI RAO
STRUCTURAL ENGINEER
GHMC

*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)


M. DATTATRAYA RAO
STRUCTURAL ENGINEER
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