



ENGINEER'S CERTIFICATE (F2)

(To be submitted at the time of Registration of Ongoing Project and for
withdrawal of Money from Designated Account)

Date: 31.12.2019

To

M/s. GKRS Properties LLP,
Plot No. 8/9/10/11, Silicon Valley Layout,
Flat No. 103 & 104, Fortune Chambers, Madhapur,
Hyderabad, Telangana Pin Code - 500081.

Subject: Certificate of Cost Incurred for Development of "GKRS PALACIO" for construction of 84 Villas in the Gated Community Housing Project (TS RERA Registration No. P02400000102) situated on Plot bearing Sy.Nos. 41/E (P), 13/AA/8 (P) demarcated by its boundaries 17°20'44.7" to the North and 78°23'16.0" to the East of Bandlaguda (Jagir) Village, Gandipet Mandal, Ranga Reddy District, Telangana PIN 500030 admeasuring 32,789.04 sq.mts. area being developed by M/s. GKRS Properties LLP.

Sir,

We ASA Consultants, represented by S Mahender Reddy have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project (TS RERA Registration No. P02400000102) being 84 villas of the Gated Community Housing Project situated on Plot bearing Sy.Nos. 41/E (P), 13/AA/8 (P) demarcated by its boundaries 17°20'44.7" to the North and 78°23'16.0" to the East of Bandlaguda (Jagir) Village, Gandipet Mandal, Ranga Reddy District, Telangana PIN 500030 admeasuring 32,789.04 sq.mts. area being developed by M/s. GKRS Properties LLP.

1. Following technical professionals are appointed by Owner / Promoter: -

- (i) M/s. Abhikram Architects as Architect
- (ii) M/s. A.S.A Consultants as Structural Consultant
- (iii) M/s. Dheeraj Sai Consultants as MEP Consultant
- (iv) M/s. _____ as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate, of the Civil, MEP and Allied works, of the buildings 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 -- quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

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M. Tech (Struct), FIA Struct E
L. No: 569/Strl.Engg/TP10/GHMC/09



3. We estimate Total Estimated Cost of completion of the buildings of the aforesaid project under reference as **Rs. 71,30,57,448/-** (Total of Table A and 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 buildings from the 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. 20,09,33,524/-** (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 buildings of the subject project to obtain Occupation Certificate from HMDA (planning Authority) is estimated at **Rs. 51,21,23,924/-** (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

84 buildings (villas) Gated Community Housing Project called "GKRS Palacio"

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

Sr. No	Particulars	Amounts (Rs.)
1.	Total Estimated Cost of the building/ wing as on date of registration	Rs. 71,30,57,448
2.	Cost incurred as on date of this certificate	Rs. 20,09,33,524
3.	Work done in Percentage (as Percentage of Estimated Cost)	28.18%
4.	Balance Cost to be Incurred ** (Based on Estimated Cost)	Rs. 51,21,23,924
5.	Cost Incurred for Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0

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TABLE B
Internal and External Development Works in Respect of the 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 date of Registration	Rs. 0
2.	Cost incurred as on the date of certificate	Rs. 0
3.	Work done in Percentage (as Percentage of Estimated Cost)	0.00%
4.	Balance Cost to be incurred. ** (Based on Estimated Cost)	Rs. 0
5.	Cost Incurred for Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0

Cost of Internal and External Development Works in respect of the registered Project
- GKRS Palacio has been included in Table A above.

Yours Faithfully
S. MAHENDER REDDY
M. Tech (Struct), FIA Struct E
L. No: 569/Strl.Engg/TP10/GHMC/09

Signature of the Engineer
M/s. ASA Consultants
Represented by Mr. S Mahender Reddy
Authorized Signatory
(License No. 569/Strl. Engg/TP10/GHMC/09)



*** 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. (**) Balance Cost to be incurred (4) may vary from Difference between Total Estimated Cost (1) and Actual Cost Incurred (2) due to deviation in quantity required/ escalation of cost etc. 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)

Not Applicable

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