

**ANNEXURE-II  
FORM – 2**

**(See Regulation 5)**

**ENGINEER'S CERTIFICATE (On Letter Head)**

**(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:

To

\_\_\_\_\_ (Name & Address of Promoter)

Sub:- Certificate of Cost incurred for Development of (Project Name \_\_\_\_\_)  
for Construction of \_\_\_\_\_ building(s) Wing(s) of the \_\_\_\_\_ phase or for the  
plotted project, as the case may be, (TS RERA Registration  
No. \_\_\_\_\_) situated on the Plot No./Survey No./R.S.No./Block  
No. \_\_\_\_\_ village \_\_\_\_\_ demarcated by its boundaries (latitude and  
longitude of the end points) to the North \_\_\_\_\_ to the South \_\_\_\_\_ to the  
East \_\_\_\_\_ to the West \_\_\_\_\_ of  
Village \_\_\_\_\_ Taluk \_\_\_\_\_ Disitric \_\_\_\_\_ PIN \_\_\_\_\_  
measuring \_\_\_\_\_ sq.mts area being developed by  
(Promoter) \_\_\_\_\_.

Ref:- TS RERA Registration Number \_\_\_\_\_

Sir,

I/We \_\_\_\_\_ have undertaken assignment of certifying /Estimated Cost for the  
Real Estate Project proposed to be registered under TSRERA, being  
\_\_\_\_\_ Building(s) \_\_\_\_\_ Block(s) of the \_\_\_\_\_ Phase or for the plots of the plotted  
project as the case may be, situated on the plot No./Survey No./RS.No./TS No. \_\_\_\_\_ of  
Division \_\_\_\_\_ Village \_\_\_\_\_ Taluk \_\_\_\_\_ District \_\_\_\_\_  
PIN \_\_\_\_\_ measuring \_\_\_\_\_ sq.mtrs. area being developed by  
(Owner/Promoter).

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

(i)	M/s/Sri _____	as Architect
(ii)	M/s/Sri _____	as Structural Consultant
(iii)	M/s/Sri _____	as MEP Consultant
(iv)	M/s/Sri _____	as Quantity Surveyor*

2. We have estimated the cost of the completion v to obtain Occupation  
Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the  
Building(s) of the Project. Out estimated cost calculations are based on the  
Drawing/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 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. \_\_\_\_\_ (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 completion certificate for the building(s) from the \_\_\_\_\_ Competent Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on site inspection by undersigned on \_\_\_\_\_ date, the Estimated Cost incurred till date is calculated at Rs. \_\_\_\_\_ (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 \_\_\_\_\_ (Competent Authority) is estimated at Rs. \_\_\_\_\_ (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 Number \_\_\_\_\_ or called \_\_\_\_\_  
(to be prepared separately for each Building/Block of the Real Estate Project)

Sl.No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/block as on _____ date of Registration is	
2	Cost incurred as on _____	
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 _____ not included in the Estimated Cost (Table-C)	

**TABLE - B**

**Internal & External Development Works in Respect of the entire Registered Phase**

Sl.No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	
2	Cost incurred as on _____	
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 _____ not included in the Estimated Cost (Table-C)	
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Yours faithfully

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer Local Body license No. \_\_\_\_\_ if any \_\_\_\_\_.

Local Body License No. \_\_\_\_\_ valid till (Date) \_\_\_\_\_

**\*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 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 of Total Cost)**