



**FORM -2**  
**ENGINEER'S CERTIFICATE (F2)**

**(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: 11<sup>th</sup> February 2024

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

**Subject:** Certificate of percentage of Completion of Construction work of 119 nos. of residential flats in the building of Greenwood Heights Project (TS RERA Registration No. P02200001314) situated on the Survey 196/P, Demarcated by its boundaries (latitude and longitude of the end points) 17.521299 - 78.542634 to the North, 17.520444 - 78.543815 to the South, 17.520778 - 78.543958 to the East, 17.520973 - 78.542520 to the West of Division, Kawkoor Village, Alwal Mandal, Medchal Malkazgiri District 500 010 Pin measuring 8,099.98 Sq.mtrs Area being developed by (Promoter's Name) M/s. Mehta & Modi Realty Kawkoor LLP up to 30.09.2023.

Ref: TSRERA Registration Number P02200001314.

Sir,

We have undertaken assignment of certifying/Estimated Cost for the Real Estate Project proposed to be registered under TSRERA, being 119 residential flats in building of the residential project as the case may be, situated on the survey no. 196/P of Division north, village Kawkoor Alwal Mandal, Medchal Malkazgiri District, PIN - 500 010 measuring 8,099.98 Sq.mtrs area being developed by M/s. Mehta & Modi Realty Kawkoor LLP.

- Following technical professionals are appointed by M/s. Mehta & Modi Realty Kawkoor LLP:-

|       |                            |                          |
|-------|----------------------------|--------------------------|
| (i)   | M/s. Span Pride Architects | as an Architect          |
| (ii)  | M/s. Zaki & Associates     | as Structural Consultant |
| (iii) | M/s. Premier Sanitation    | as MEP Consultant        |
| (iv)  | Mr. Sunil                  | as Quality Surveyor*     |
- 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 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/flat(s) of the aforesaid project under reference as **Rs.33,34,23,113/-**(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 GHMC Competent Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on the site inspection by undersigned on 09.02.2024 date, the Estimated Cost incurred till date is calculated at **Rs. 31,50,74,797/-**(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 GHMC (Competent Authority) is estimated at **Rs. 1,83,48,316/-** (Total of Table A and B).
6. We 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 consists 119 flats or called Greenwood Heights**  
**up to 30.09.2023**  
**(to be prepared separately for each Building/Wing of the Real Estate Project)**

| Sr. No | Particulars                                                                                           | Amounts      |
|--------|-------------------------------------------------------------------------------------------------------|--------------|
| 1      | Total Estimated cost of the building/block as on date of Registration is                              | 33,34,23,113 |
| 2      | Cost incurred as on 30.09.2023.                                                                       | 31,50,74,797 |
| 3      | Work done in percentage (as Percentage of the estimated cost)                                         | 94.50%       |
| 4      | Balance Cost to be incurred (Based on Estimated Cost)                                                 | 1,83,48,316  |
| 5      | Cost incurred on Additional /Extra Items as on 30.09.2023 not included 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 Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is | -       |
| 2     | Cost incurred as on 30.09.2023.                                                                                                                | -       |
| 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 30.09.2023 not included in the Estimated Cost (Table C)                                         | -       |

Yours Faithfully,

Zaki Ahmed, Zaki Associates,  
(License No. 47/Strl.Engg/GHMC/TP10)

**ZAKI AHMED**  
**STRUCTURAL ENGINEER**  
**LICENCE NO.47**



\*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)