



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: 26.02.2024.

To
M/s. Modi Housing Pvt Ltd & Silver Oak Realty,
5-4-187/3 & 4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.

Sir,

Subject: Certificate of cost incurred for development of 114 villas in the lay-out cum group housing (gated community) project SILVER OAK VILLAS for Construction of 114 building(s)/ and one amenities building, Third Phase (TSRERA Registration Number P02200001575) situated on the Survey Nos. 11, 12, 14 to 18 & 294 (P) demarcated by its boundaries (latitude and longitude of the end points) 17.469913 - 78.613540 to the North 17.468717 - 78.613572 to the South, 17.469608 - 78.612873 to the West, 17.469315 - 78.614167 to the East of Division of Cherlapally Village Kapra Mandal, Medchal Malkajgiri District, Pin 501301 admeasuring 30,725.21 sq. mtrs area being developed by M/s. Modi Housing Pvt Ltd up to 31.12.2023.

Reference: TSRERA Registration Number P02200001575

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 114 (One Hundred and Fourteen) villas of the project as the case may be, situated on the Survey Nos. 11, 12, 14 to 18 & 294 (P), Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District, PIN 501301 measuring 30,725.21 sq. mtrs area being developed by M/s. Modi Housing Pvt Ltd & Silver Oak Realty.

1. Following technical professionals are appointed by M/s. Modi Housing Pvt Ltd & Silver Oak Realty.

- | | | |
|-------|-------------------------------|--------------------------|
| (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. Sunil | as Quantity Surveyor* |

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.


M. DATTATRAYA RAO
STRUCTURAL ENGINEER

3. We estimate total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.46,63,40,000/-** (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 GHMC Competent Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on site inspection by undersigned on 25.02.2024, the estimated cost incurred till date is calculated at **Rs.41,08,61,331/-** (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 GHMC (Competent Authority) is estimated at **Rs. 5,54,78,669/-** (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 114 or called Silver Oak Villas
(to be prepared separately for each villa of the Real Estate Project up to 31.12.2023)

Sr. No	Particulars	Amounts Rs.
1	Total Estimated cost of the villa as on 31.12.2023 date of Registration is	46,63,40,000
2	Cost incurred as on 31.12.2023	41,08,61,331
3	Work done in percentage (as Percentage of the estimated cost)	88.10%
4	Balance Cost to be incurred (Based on Estimated Cost)	5,54,78,669
5	Cost incurred on Additional /Extra Items as on 31.12.2023 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 date of Registration is	-
2	Cost incurred as on 31.12.2023	-
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 31.12.2023 not included in the Estimated Cost (Table -C).	-

Yours Faithfully,
For Kulkarni Consultants,

(M.Dattatri Rao)
Structural Consultant.
GHMC Licence No. 134 valid up to 31.03.2024.


M. DATTATRI RAO
STRUCTURAL ENGINEER
GHMC. Ls No.: 134

*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. DATTATRI RAO
STRUCTURAL ENGINEER
GHMC. Ls. No.: 134