

ANNEXURE -i
Form -1
ARCHITECT'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)

Dt. 17.08.2024

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.

Subject: Certificate of percentage of Completion work 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 East Wing(s) of the 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 30.06.2024.

Sir,

We M/s. Architectural Associates have undertaken assignment as Architect of certifying percentage of completion of Construction Work of the 114 (One Hundred and Fourteen) Buildings of the project 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 as per sanctioned plan.

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. Purshotham | as Site Engineer |

Based on Site inspection by undersigned with respect to each of the Building/villa as the case may be, of the aforesaid Real Estate Project, we certify that as on the date of this certificate, the percentage of work done for each of the building/villa of the Real Estate Project as registered vide number P022000001575 under TSRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire project is detailed in Table A & B.

Yours Faithfully,

For Architectural Associates,

Partners

Subash Narain

G.D. Arch. F.I.I.A., C.A., I.I.I.D.

Anand Sagar

G.D. Arch. F.I.I.A., C.A., I.I.I.D.

Architect License No. 14-383, R.P. Road, Secunderabad - 500 003

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-2-

TABLE A

Details of Percentage of Work Completed Villa wise up to 30.06.2024

Bungalow No	Excavation	No. of Basement(s) & Plinth	No. of Podiums	Stilt Floor	No. of Slabs & Super Structure	Internal Walls, internal Plaster, Floorings within premises, Doors and & Windows to each of the villa	Sanitary Fittings with in the villa	Staircases, OHT and underground water tanks	External plumbing and external Plaster, elevation, completion of terrace with water proofing the villa	Installation of Lifts, Water pumps Fire Fighting Fittings and Equipment as per CFO NOC. Finishing of entrance lobby plinth protection, paving of areas appurtenant to villa. Compound wall and all other requirements as may be required to obtain Completion Certificate
101	100%	100%	-	-	100%	100%	100%	100%	100%	-
102	100%	100%	-	-	100%	100%	100%	100%	100%	-
103	100%	100%	-	-	100%	100%	100%	100%	100%	-
104	100%	100%	-	-	100%	100%	100%	100%	100%	-
105	100%	100%	-	-	100%	100%	100%	100%	100%	-
106	100%	100%	-	-	100%	100%	100%	100%	100%	-
107	100%	100%	-	-	100%	100%	100%	100%	100%	-
108	100%	100%	-	-	100%	100%	100%	100%	100%	-
109	100%	100%	-	-	100%	100%	100%	100%	100%	-
110	100%	100%	-	-	100%	100%	100%	100%	100%	-
111	100%	100%	-	-	100%	100%	100%	100%	100%	-
112	100%	100%	-	-	100%	100%	100%	100%	100%	-
113	100%	100%	-	-	100%	100%	100%	100%	100%	-
114	100%	100%	-	-	100%	100%	100%	100%	100%	-
115	100%	100%	-	-	100%	100%	100%	100%	100%	-


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116	100%	100%	-	-	100%	100%	100%	100%	100%	-
117	100%	100%	-	-	100%	100%	100%	100%	100%	-
118	100%	100%	-	-	100%	100%	100%	100%	100%	-
119	100%	100%	-	-	100%	100%	100%	100%	100%	-
120	100%	100%	-	-	100%	100%	100%	100%	100%	-
121	100%	100%	-	-	100%	100%	100%	100%	100%	-
122	100%	100%	-	-	100%	100%	100%	100%	100%	-
123	100%	100%	-	-	100%	100%	100%	100%	100%	-
124	100%	100%	-	-	100%	100%	100%	100%	100%	-
125	100%	100%	-	-	100%	100%	100%	100%	100%	-
126	100%	100%	-	-	100%	100%	100%	100%	100%	-
127	100%	100%	-	-	100%	100%	100%	100%	100%	-
128	100%	100%	-	-	100%	100%	100%	100%	100%	-
129	100%	100%	-	-	100%	100%	100%	100%	100%	-
130	100%	100%	-	-	100%	100%	100%	100%	100%	-
131	100%	100%	-	-	100%	100%	100%	100%	100%	-
132	100%	100%	-	-	100%	100%	100%	100%	100%	-
133	100%	100%	-	-	100%	100%	100%	100%	100%	-
134	100%	100%	-	-	100%	100%	100%	100%	100%	-
135	100%	100%	-	-	100%	100%	100%	100%	100%	-
136	100%	100%	-	-	100%	100%	100%	100%	100%	-
137	100%	100%	-	-	100%	100%	100%	100%	100%	-
138	100%	100%	-	-	100%	100%	100%	100%	100%	-
139	100%	100%	-	-	100%	100%	100%	100%	100%	-
140	100%	100%	-	-	100%	66%	50%	100%	100%	-
141	100%	100%	-	-	100%	100%	100%	100%	100%	-
142	100%	100%	-	-	100%	100%	100%	100%	100%	-


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143	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
144	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
145	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
146	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
147	100%	100%	-	-	100%	50%	-	100%	100%	100%	-
148	100%	100%	-	-	100%	50%	-	100%	100%	100%	-
149	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
150	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
151	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
152	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
153	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
154	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
155	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
156	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
157	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
158	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
159	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
160	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
161	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
162	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
163	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
164	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
165	100%	100%	-	-	100%	66%	-	100%	75%	100%	-
166	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
167	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
168	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-
169	100%	100%	-	-	100%	100%	100%	100%	100%	100%	-

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170	100%	100%	-	-	100%	100%	100%	100%	100%	-
171	100%	100%	-	-	100%	100%	100%	100%	100%	-
172	100%	100%	-	-	100%	25%	-	75%	-	-
173	100%	100%	-	-	100%	25%	-	75%	-	-
174	100%	100%	-	-	100%	100%	100%	100%	100%	-
175	100%	100%	-	-	100%	100%	70%	100%	100%	-
176	100%	100%	-	-	100%	100%	100%	100%	100%	-
177	100%	100%	-	-	100%	100%	70%	100%	100%	-
178	100%	100%	-	-	100%	100%	100%	100%	100%	-
179	100%	100%	-	-	100%	100%	-	100%	100%	-
180	100%	100%	-	-	100%	100%	100%	100%	100%	-
181	100%	100%	-	-	100%	100%	100%	100%	100%	-
182	100%	100%	-	-	100%	100%	100%	100%	100%	-
183	100%	100%	-	-	100%	100%	100%	100%	100%	-
184	100%	100%	-	-	100%	100%	100%	100%	100%	-
185	100%	100%	-	-	100%	100%	100%	100%	100%	-
186	100%	100%	-	-	100%	-	-	75%	33%	-
187	100%	100%	-	-	100%	-	-	75%	33%	-
188	100%	100%	-	-	100%	-	-	75%	33%	-
189	100%	100%	-	-	100%	-	-	75%	33%	-
190	100%	100%	-	-	100%	-	-	75%	33%	-
191	100%	100%	-	-	100%	-	-	75%	33%	-
192	100%	100%	-	-	100%	-	-	75%	33%	-
193	100%	100%	-	-	100%	100%	-	75%	50%	-
194	100%	100%	-	-	100%	-	-	75%	33%	-
195	100%	100%	-	-	100%	-	-	75%	33%	-
196	100%	100%	-	-	100%	-	-	75%	33%	-

197	100%	100%	-	-	100%	-	-	75%	33%	-
198	100%	100%	-	-	100%	-	-	75%	33%	-
199	100%	100%	-	-	100%	-	-	75%	33%	-
200	100%	100%	-	-	100%	50%	-	75%	33%	-
201	100%	100%	-	-	100%	50%	-	75%	50%	-
202	100%	100%	-	-	100%	50%	-	-	-	-
203	100%	100%	-	-	100%	50%	-	-	-	-
204	100%	100%	-	-	100%	50%	-	-	-	-
205	100%	100%	-	-	100%	50%	-	-	-	-
206	100%	100%	-	-	100%	-	-	-	-	-
207	100%	100%	-	-	100%	-	-	-	-	-
208	100%	100%	-	-	-	-	-	-	-	-
209	100%	100%	-	-	100%	-	-	-	-	-
210	100%	100%	-	-	100%	-	-	-	-	-
211	100%	100%	-	-	100%	-	-	-	-	-
212	100%	100%	-	-	-	-	-	-	-	-
213	100%	100%	-	-	-	-	-	-	-	-
214	100%	100%	-	-	100%	50%	-	-	-	-

Yours Faithfully,
For Architectural Associates,


Anand Sagar
Architect
COA No. CA/76/2898

COA Registration valid up to 31.12.2028.

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TABLE-B

**Internal & External Development Works in Respect of the entire Registered Phase up to
30.06.2024**

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths.	Yes	80%	Work is under progress
2.	Water Supply	Yes	75%	Work is under progress
3.	Sewarage (chamber, lines, Septic Tank ,STP)	Yes	80%	Work is under progress
4.	Storm Water Drains	No	N.A	N.A
5.	Landscaping & Tree Planting	Yes	0%	Not yet started
6.	Street Lighting	Yes	70%	Work is under progress
7.	Community Buildings	Yes	75%	Work is under progress
8.	Treatment and disposal of sewage and sullage water	No	N.A	N.A
9.	Solid Waste management & Disposal	No	N.A	N.A
10.	Water conservation, Rain water harvesting	Yes	50%	Work is under progress
11.	Energy management	No	N.A	N.A
12.	Fire protection and fire safety requirements	No	N.A	N.A
13.	Electrical meter room, sub-station, receiving station	Yes	80%	Work is under progress
14.	Aggregate area of recreational open space	Yes	0%	Not yet started

Yours Faithfully,
For Architectural Associates,



ANAND SAGAR
Signature of Name
Anand Sagar
Architect

License No. CA/76/2898.

Valid till 31-12-2028

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