

**ARCHITECT'S CERTIFICATE (F1)**

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

Date: 30.11.2018.

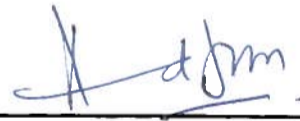
To  
M/s. Modi Realty Miryalaguda LLP,  
5-4-187/3 &4, II Floor,  
Soham Mansion, M. G. Road,  
Secunderabad – 500 003.

Subject: Certificate of Cost Incurred for Development of AVR Gulmohar Homes for Construction of 91 building(s)/ (TSRERA Registration Number) situated on the Survey No. 786 (P), demarcated by its boundaries (latitude and longitude of the end points) Miryalaguda Village and Mandal, Nalgonda District Pin – 508207 admeasuring 26,101.89 sq. mtrs area being developed by M/s. Modi Realty Miryalaguda LLP.

Sir,

We Architectural Associates have undertaken assignment as Architect of certifying Percentage of completion of Construction Work of the 91 (Ninety One) Building (s) of the project situated on the/Survey No.786 (P), Miryalaguda Village and Mandal, Nalgonda District PIN 508207 admeasuring 26,101.89 Sq. mtrs area being developed by M/s. Modi Realty Miryalaguda LLP.

1. Following technical professionals are appointed by M/s. Modi Realty Miryalaguda LLP
  - (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 Quality Surveyor\*
2. Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of the certificate, the percentage of work done for each of the building/Wing of the Real Estate Project as registered vide number \_\_\_\_\_ 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 phase is detailed in Table B.



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**TABLE A**  
Building/Wing Number 91 Villas  
(to be prepared for total Project)

| Sr. No | Tasks/Activity   | Percentage of work done |
|--------|--|-------------------------|
| 1      | Excavation   | 63.84%                  |
| 2      | Numbers of Basement(s) and Plinth  | 54.40%                  |
| 3      | NIL number of Podiums  | Nil                     |
| 4      | Stilt Floor  | Nil                     |
| 5      | Numbers of Slabs of Super Structure  | 41.48%                  |
| 6      | Numbers for Internal walls, Internal Plaster, Floorings within Fats/ Premises, Doors and Windows to each of the Flat/Premises  | 5.05%                   |
| 7      | Numbers Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/Premises  | 6.15%                   |
| 8      | Staircase ( Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,) Overhead and Underground Water Tanks   | 7.91%                   |
|        | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building /Wing (Only external plastering & plumbing completed)   | 4.17%                   |
| 10     | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Wing, Compound Wall and all other requirements as may be required to Obtain Occupation Certificate | N.A                     |



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Architectural  
Associates

**AVR GULMOHAR HOMES**  
**MODI REALTY MIRYALAGUDA LLP**  
**Details of Percentage of Work Completed Villa wise**

| Villa No | Exca-<br>vation | Basement<br>& Plinth | No. of<br>Podi-<br>ums | Stilt<br>Floor | No. of<br>Slabs &<br>Structure | Internal<br>wall &<br>Plastering | Sanitary<br>& Plum-<br>bing | Stair-<br>case | External<br>Wall &<br>Plaster-<br>ing | Lifts,<br>Fire<br>Fighting |
|----------|-----------------|----------------------|------------------------|----------------|--------------------------------|----------------------------------|-----------------------------|----------------|---------------------------------------|----------------------------|
| 1        | -               | -                    | -                      | -              | -                              | -                                | -                           | -              | -                                     | -                          |
| 2        | 100%            | 100%                 | -                      | -              | 100%                           | 100%                             | 100%                        | 100%           | 100%                                  | -                          |
| 3        | 100%            | 100%                 | -                      | -              | 100%                           | 100%                             | 100%                        | 100%           | 100%                                  | -                          |
| 4        | 100%            | 100%                 | -                      | -              | 100%                           | 100%                             | 10%                         | 0%             | 100%                                  | -                          |
| 5        | 100%            | 100%                 | -                      | -              | 100%                           | 100%                             | 10%                         | 0%             | 100%                                  | -                          |
| 6        | 100%            | 100%                 | -                      | -              | 100%                           | 50%                              | 0%                          | 0%             | 0%                                    | -                          |
| 7        | 100%            | 100%                 | -                      | -              | 100%                           | 50%                              | 0%                          | 0%             | 0%                                    | -                          |
| 8        | -               | -                    | -                      | -              | -                              | -                                | -                           | -              | -                                     | -                          |
| 9        | 100%            | 100%                 | -                      | -              | 100%                           | 100%                             | 30%                         | 50%            | 100%                                  | -                          |
| 10       | 100%            | 100%                 | -                      | -              | 100%                           | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 11       | 100%            | 100%                 | -                      | -              | 100%                           | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 12       | 100%            | 100%                 | -                      | -              | 100%                           | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 13       | 100%            | 100%                 | -                      | -              | 100%                           | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 14       | 100%            | 100%                 | -                      | -              | 20%                            | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 15       | 0%              | 0%                   | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 16       | 100%            | 100%                 | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 17       | 100%            | 0%                   | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 18       | 0%              | 0%                   | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 19       | 0%              | 0%                   | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 20       | 100%            | 20%                  | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 21       | 100%            | 100%                 | -                      | -              | 100%                           | 100%                             | 30%                         | 30%            | 100%                                  | -                          |
| 22       | 100%            | 100%                 | -                      | -              | 100%                           | 100%                             | 30%                         | 30%            | 100%                                  | -                          |
| 23       | 100%            | 0%                   | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 24       | 0%              | 0%                   | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 25       | 0%              | 0%                   | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 26       | 0%              | 0%                   | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 27       | 100%            | 100%                 | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 28       | 100%            | 0%                   | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 29       | 0%              | 0%                   | -                      | -              | 0%                             | 0%                               | 0%                          | 0%             | 0%                                    | -                          |
| 30       | 100%            | 100%                 | -                      | -              | 100%                           | 100%                             | 0%                          | 50%            | 100%                                  | -                          |

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|    |      |      |   |   |      |      |     |     |      |   |
|----|------|------|---|---|------|------|-----|-----|------|---|
| 31 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 32 | 100% | 100% | - | - | 100% | 100% | 30% | 30% | 100% | - |
| 33 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 34 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 35 | 100% | 100% | - | - | 100% | 100% | 30% | 30% | 100% | - |
| 36 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 37 | 100% | 100% | - | - | 100% | 50%  | 0%  | 50% | 50%  | - |
| 38 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 39 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 40 | 100% | 100% | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 41 | 100% | 100% | - | - | 100% | 0%   | 0%  | 0%  | 0%   | - |
| 42 | 100% | 30%  | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 43 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 44 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 45 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 46 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 47 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 48 | 100% | 100% | - | - | 100% | 100% | 30% | 50% | 20%  | - |
| 49 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 50 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 51 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 52 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 53 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 54 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 55 | 10%  | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 56 | 100% | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 57 | 100% | 100% | - | - | 100% | 0%   | 0%  | 50% | 0%   | - |
| 58 | 100% | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 59 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 60 | 100% | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 61 | 100% | 100% | - | - | 100% | 100% | 30% | 50% | 100% | - |
| 62 | 100% | 100% | - | - | 100% | 100% | 30% | 50% | 100% | - |
| 63 | 100% | 100% | - | - | 100% | 100% | 50% | 50% | 100% | - |

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|    |      |      |   |   |      |      |     |     |      |   |
|----|------|------|---|---|------|------|-----|-----|------|---|
| 64 | 100% | 100% | - | - | 100% | 100% | 50% | 50% | 100% | - |
| 65 | 100% | 100% | - | - | 100% | 0%   | 0%  | 0%  | 0%   | - |
| 66 | 100% | 100% | - | - | 80%  | 0%   | 0%  | 0%  | 0%   | - |
| 67 | 100% | 100% | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 68 | 100% | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 69 | 100% | 100% | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 70 | 100% | 100% | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 71 | 100% | 100% | - | - | 100% | 0%   | 0%  | 50% | 0%   | - |
| 72 | 100% | 100% | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 73 | 100% | 100% | - | - | 100% | 0%   | 0%  | 0%  | 0%   | - |
| 74 | 100% | 100% | - | - | 100% | 0%   | 0%  | 0%  | 0%   | - |
| 75 | 100% | 100% | - | - | 100% | 0%   | 0%  | 0%  | 0%   | - |
| 76 | 100% | 100% | - | - | 100% | 0%   | 0%  | 0%  | 0%   | - |
| 77 | 100% | 100% | - | - | 100% | 80%  | 0%  | 0%  | 80%  | - |
| 78 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 79 | 100% | 100% | - | - | 100% | 80%  | 0%  | 0%  | 80%  | - |
| 80 | 100% | 100% | - | - | 100% | 50%  | 0%  | 0%  | 50%  | - |
| 81 | 100% | 100% | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 82 | 100% | 100% | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 83 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 84 | 100% | 100% | - | - | 100% | 0%   | 0%  | 0%  | 0%   | - |
| 85 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 86 | 100% | 100% | - | - | 100% | 0%   | 0%  | 0%  | 0%   | - |
| 87 | 100% | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 88 | 100% | 100% | - | - | 100% | 0%   | 0%  | 0%  | 0%   | - |
| 89 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 90 | 0%   | 0%   | - | - | 0%   | 0%   | 0%  | 0%  | 0%   | - |
| 91 | 100% | 100% | - | - | 100% | 0%   | 0%  | 0%  | 0%   | - |
| 92 | 100% | 100% | - | - | 75%  | 0%   | 0%  | 0%  | 0%   | - |

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**TABLE B**  
**Internal and External Development Works in Respect of the entire Registered Phase**

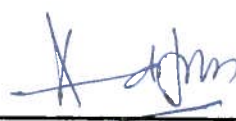
| S. No | Common areas and Facilities, Amenities                | Proposed (Yes/No) | Percentage of Work done | Details                      |
|-------|---|-------------------|-------------------------|------------------------------|
| 1     | Internal Roads & Footpaths                            | Yes               | 0.5%                    | Roads work is under progress |
| 2     | Water Supply  | Yes               | 0                       | Not Yet Started              |
| 3     | Sewerage (chamber, lines, septic Tank, STP)           | Yes               | 0.5%                    | Underground drainage         |
| 4     | Storm Water Drains                                    | No                | 0                       | N.A                          |
| 5     | Landscaping & Tree Planning                           | Yes               | 0                       | Not Yet Started              |
| 6     | Street Lighting                                       | Yes               | 0                       | Not Yet Started              |
| 7     | Community Building                                    | Yes               | 10%                     | Work is under progress       |
| 8     | Treatment and disposal of sewage and sullage water    | Yes               | 0                       | Not Yet Started              |
| 9     | Solid Waste management & Disposal                     | No                | 0                       | N.A                          |
| 10    | Water conservation, Rain Harvesting                   | Yes               | 0                       | Not yet started              |
| 11    | Energy Management                                     | No                | 0                       | N.A                          |
| 12    | Fire Protection and fire Safety requirements          | No                | 0                       | N.A                          |
| 13    | Electrical meter room, sub-station, receiving station | No                | 0                       | N.A                          |
| 14    | Aggregate Area of recreational open space             | Yes               | 0                       | Not yet started              |
| 14    | Others (option to Add more)                           |                   |                         | -                            |

Yours Faithfully,  
For Architectural Associates,

  
**ANAND SAGAR**  
Signature & Name  
Anand Sagar  
Architect  
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