

Ar. Amita Raj
M. Arch, AIIA, AIID

Ar. G. Ram Mohan Reddy
M. Arch, AIIA, AIID

ARDES
ARCHITECTURE . DESIGN

ARCHITECT'S CERTIFICATE (F1)

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

Date: 27th August 2022

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

Subject: Certificate of percentage of Completion Work up to 30.06.2022 of the residential project "MAYFLOWER PLATINUM for Construction of 189 residential apartments (TSRERA Registration Number – P02200000482) situated on part of the Survey No 82/1, demarcated by its boundaries (latitude and longitude of the end points) in the East of Division of Mallapur Village, Uppal Mandal, Medchal Malkazgiri District Pin 500076 admeasuring 8506.19 sq.mtrs area being developed by M/s. Modi Properties Pvt Ltd.

Sir,

We M/s. ARDES Architects & Interior Designers have undertaken assignment as Architect of certifying Percentage of completion of Construction Work of the 189 (One Hundred and Eighty Nine) residential apartments of the project situated on the plot forming part of Survey No. 82/1, of East Division Mallapur Village, Uppal Mandal, Medchal Malkazgiri District PIN - 500076 admeasuring 8506.19 Sq.mtrs area being developed by M/s. Modi Properties Pvt Ltd.

1. Following technical professionals are appointed by M/s. Modi Properties Pvt Ltd;-

- (i) M/s. ARDES Architets & Interior Designers 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 P02200000482 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.

Yours Faithfully,
For ARDES Architects & Interior Designers,

Signature & Name
Architect
License No. CA/2001/27479

Ar. G. RAM MOHAN REDDY

CA/2001/27479

No. 122/ARCHITECTURE

#7-1-212, Shiv Bagh, Ameerpet, Hyderabad - 500 016.

Email : mailardes@gmail.com Web Site : www.ardes.in Phone : 040 29563279

TABLE A

Building /Wing 189 Residential Apartments

**(to be prepared separately for each Building/Apartment Wing of the Project) up to
30.06.2022**

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Numbers of Basement(s) and Plinth	100% & 100%
3	NIL number of Podiums	0%
4	Stilt Floor	0%
5	Numbers of Slabs of Super Structure	100%
6	Numbers for Internal walls, Internal Plaster, Floorings within Fats/ Premises, Doors and Windows to each of the Flat/Premises	93%
7	Numbers Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/Premises	70%
8	Staircase (Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,) Overhead and Underground Water Tanks	100%
	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building /Wing (Only external plastering & plumbing completed)	100%
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	100%


Ar. G. RAM MOHAN REDDY
CA/2001/27479
L No: 133/ARCHITECT/TP100/2001

TABLE B
Internal and External Development Works in Respect of the entire Registered Phase up to
30.06.2022.

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	100%	Work Completed
2	Water Supply	Yes	100%	Work Completed
3	Sewerage (chamber, lines, septic Tank, STP)	Yes	100%	Work Completed
4	Storm Water Drains	No	N.A	N.A
5	Landscaping & Tree Planning	Yes	100%	Work Completed
6	Street Lighting	No	N.A	N.A
7	Community Building	Yes	100%	Work Completed
8	Treatment and disposal of sewage and sullage water	Yes	100%	Work Completed
9	Solid Waste management & Disposal	No	N.A	N.A
10	Water conservation, Rain Harvesting	Yes	100%	Work Completed
11	Energy Management	No	N.A	N.A
12	Fire Protection and fire Safety requirements	YES	100%	Work Completed
13	Electrical meter room, sub-station, receiving station	YES	100%	Work Completed
14	Aggregate Area of recreational open space	Yes	100%	Work Completed
14	Others (option to Add more)	Nil	Nil	Nil

Yours Faithfully,
For ARDES Architects & Interior Designers,



Signature & Name
 Architect

License No. CA/2001/27479

Ar. G. RAM MOHAN REDDY

CA/2001/27479

No: 133/ARCHITECT/TPL/2022