



SURASANI ASSOCIATES

Architects Interior Designers Engineers & Surveyors

ARCHITECT'S CERTIFICATE (F1)

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

Date: 04th February 2022

To

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

Subject: Certificate of percentage of Completion Work up to 30.09.2021 of the residential project “NILGIRI HEIGHTS” for Construction of 256 residential apartments (TSRERA Registration Number – P02200003053) situated on part of the Survey No 27 demarcated by its boundaries (latitude and longitude of the end points) in the East of Division of Pocharam Village, Ghatkesar Mandal, Medchal Malkajgiri District Pin 501301 admeasuring 9,189.67 sq.mtrs area being developed by M/s. Modi Realty Pocharam LLP.

Sir,

We M/s. Surasani Associates, Architects & Interior Designers have undertaken assignment as Architect of certifying Percentage of completion of Construction Work of the 256 (Two Hundred and Fifty Six) residential apartments of the project situated on the plot forming part of Survey No.27, of East Division Pocharam Village, Ghatkesar Mandal Medchal Malkajgiri District PIN - 501301 admeasuring 9,189.67 Sq.mtrs area being developed by M/s. Modi Realty Pocharam LLP.

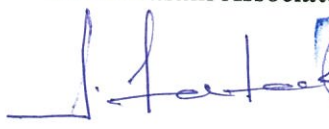
1. Following technical professionals are appointed by M/s. Modi Realty Pocharam LLP:-

- | | | |
|-------|----------------------------|--------------------------|
| (i) | M/s. Surasani Associates | as an Architects |
| (ii) | M/s. N. Venkata Ramana Rao | 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 P02200003053 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 Surasani Associates,


S. KARUNAKAR REDDY
SURASANI ASSOCIATES
ARCHITECT, CA/96/20854

Signature & Name

Architect

S. Karunakar Reddy

License No. CA/96/20854.

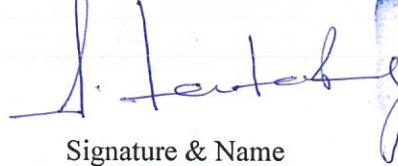
TABLE A**Building /Wing 256 Residential Apartments****(to be prepared separately for each Building/Apartment Wing of the Project) up to
30.09.2021**

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	33%
2	Numbers of Basement(s) and Plinth	0%
3	NIL number of Podiums	0%
4	Stilt Floor	0%
5	Numbers of Slabs of Super Structure	0%
6	Numbers for Internal walls, Internal Plaster, Floorings within Fats/ Premises, Doors and Windows to each of the Flat/Premises	0%
7	Numbers Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircase (Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,) Overhead and Underground Water Tanks	0%
	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building /Wing (Only external plastering & plumbing completed)	0%
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, Finish 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	0%

TABLE B
Internal and External Development Works in Respect of the entire Registered Phase up to 30.09.2021.

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	0%	Not Yet Started
2	Water Supply	Yes	0%	Not Yet Started
3	Sewerage (chamber, lines, septic Tank, STP)	Yes	0%	Not Yet Started
4	Storm Water Drains	No	0%	N.A
5	Landscaping & Tree Planning	Yes	0%	Not Yet Started
6	Street Lighting	No	0%	N.A
7	Community Building	Yes	0%	Not Yet Started
8	Treatment and disposal of sewage and sullage water	No	0%	N.A
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	YES	0%	Not Yet Started
13	Electrical meter room, sub-station, receiving station	YES	0%	Not Yet Started
14	Aggregate Area of recreational open space	Yes	0%	Not Yet Started
14	Others (option to Add more)	Nil	0%	N.A

Yours Faithfully,
For Surasani Associates,



S. KARUNAKAR REDDY
SURASANI ASSOCIATES
ARCHITECT, CA/96/20854

Signature & Name
Architect
License No. CA/96/20854.