

ARCHITECT'S CERTIFICATE (F1)

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

Date: 24th February 2023.

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 villa wise percentage of construction work completed up to 31.12.2022 of 91 building(s)/ (TSRERA Registration Number – P01800000180) in the residential group housing project Viz., AVR Gulmohar Homes situated bearing 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 M/s. 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.

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 P01800000180 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.

Thank you,

Yours sincerely,
For Architectural Associates,


(Anand Sagar)
Architect,
Licence No. CA/76/2898.


Architects, Interior Designers, Engineers,
8-1-383, R. P. Road, Secunderabad-3
Tel: 7702085, (Fax) 7700826.

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

Partners

Anand Sagar 1
G.D. Arch. F.I.I.A., C.A., I.I.I.D.

TABLE A
Details of Percentage of Work Completed Villa wise up to 31.12.2022

Villa. No	Exca- vation	X No. of Basements & Plinth	X No. of Podi- ums	Stilt Floor	X No. of Slabs & Structure	Internal walls & Plastering I & II	Sanitary & Plumbing IV	Stair- case	External Wall & Plastering III	Lifts, Fire Fighting
1	100%	100%	-	-	100%	100%	40%	100%	100%	-
2	100%	100%	-	-	100%	100%	100%	100%	100%	-
3	100%	100%	-	-	100%	100%	100%	100%	100%	-
4	100%	100%	-	-	100%	100%	100%	100%	100%	-
5	100%	100%	-	-	100%	100%	80%	100%	100%	-
6	100%	100%	-	-	100%	100%	100%	100%	100%	-
7	100%	100%	-	-	100%	100%	100%	100%	100%	-
8	-	-	-	-	-	-	-	-	-	-
9	100%	100%	-	-	100%	100%	100%	100%	100%	-
10	100%	100%	-	-	100%	100%	100%	100%	100%	-
11	100%	100%	-	-	100%	100%	100%	100%	100%	-
12	100%	100%	-	-	100%	100%	100%	100%	100%	-
13	100%	100%	-	-	100%	100%	100%	100%	100%	-
14	100%	100%	-	-	100%	100%	100%	100%	100%	-
15	100%	100%	-	-	100%	100%	100%	100%	100%	-
16	100%	100%	-	-	100%	100%	70%	100%	100%	-
17	100%	100%	-	-	100%	100%	100%	100%	100%	-
18	100%	100%	-	-	100%	100%	0%	100%	100%	-
19	100%	100%	-	-	100%	100%	0%	100%	100%	-
20	100%	100%	-	-	100%	100%	75%	100%	100%	-
21	100%	100%	-	-	100%	100%	100%	100%	100%	-
22	100%	100%	-	-	100%	100%	100%	100%	100%	-
23	100%	100%	-	-	100%	100%	100%	100%	100%	-
24	100%	100%	-	-	100%	100%	0%	100%	100%	-
25	100%	100%	-	-	100%	100%	0%	100%	100%	-
26	100%	100%	-	-	100%	100%	45%	100%	100%	-
27	100%	100%	-	-	100%	100%	40%	100%	100%	-
28	100%	100%	-	-	100%	100%	40%	100%	100%	-
29	100%	100%	-	-	100%	100%	100%	100%	100%	-
30	100%	100%	-	-	100%	100%	100%	100%	100%	-
31	100%	100%	-	-	100%	100%	100%	100%	100%	-
32	100%	100%	-	-	100%	100%	100%	100%	100%	-
33	100%	100%	-	-	100%	100%	100%	100%	100%	-
34	100%	100%	-	-	100%	100%	100%	100%	100%	-
35	100%	100%	-	-	100%	100%	100%	100%	100%	-


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36	100%	100%	-	-	100%	100%	100%	100%	100%	-
37	100%	100%	-	-	100%	100%	100%	100%	100%	-
38	100%	100%	-	-	100%	100%	100%	100%	100%	-
39	100%	100%	-	-	100%	100%	100%	100%	100%	-
40	100%	100%	-	-	100%	100%	60%	100%	100%	-
41	100%	100%	-	-	100%	100%	100%	100%	100%	-
42	100%	100%	-	-	100%	100%	20%	100%	100%	-
43	100%	100%	-	-	100%	100%	20%	100%	100%	-
44	100%	100%	-	-	100%	100%	30%	100%	100%	-
45	100%	100%	-	-	100%	100%	100%	100%	100%	-
46	100%	100%	-	-	100%	100%	0%	100%	100%	-
47	100%	100%	-	-	100%	100%	100%	100%	100%	-
48	100%	100%	-	-	100%	100%	100%	100%	100%	-
49	100%	100%	-	-	100%	100%	100%	100%	100%	-
50	100%	100%	-	-	100%	100%	25%	100%	100%	-
51	100%	100%	-	-	100%	100%	0%	100%	100%	-
52	100%	100%	-	-	100%	100%	70%	100%	100%	-
53	100%	100%	-	-	100%	100%	25%	100%	100%	-
54	100%	100%	-	-	100%	100%	0%	100%	100%	-
55	100%	100%	-	-	100%	100%	100%	100%	100%	-
56	100%	100%	-	-	100%	100%	25%	100%	100%	-
57	100%	100%	-	-	100%	100%	100%	100%	100%	-
58	100%	100%	-	-	100%	100%	20%	100%	100%	-
59	100%	100%	-	-	100%	100%	100%	100%	100%	-
60	100%	100%	-	-	100%	100%	100%	100%	100%	-
61	100%	100%	-	-	100%	100%	100%	100%	100%	-
62	100%	100%	-	-	100%	100%	100%	100%	100%	-
63	100%	100%	-	-	100%	100%	100%	100%	100%	-
64	100%	100%	-	-	100%	100%	100%	100%	100%	-
65	100%	100%	-	-	100%	100%	90%	100%	100%	-
66	100%	100%	-	-	100%	100%	100%	100%	100%	-
67	100%	100%	-	-	100%	100%	20%	100%	100%	-
68	100%	100%	-	-	100%	100%	100%	100%	100%	-
69	100%	100%	-	-	100%	100%	100%	100%	100%	-
70	100%	100%	-	-	100%	100%	100%	100%	100%	-
71	100%	100%	-	-	100%	100%	65%	100%	100%	-
72	100%	100%	-	-	100%	100%	20%	100%	100%	-
73	100%	100%	-	-	100%	100%	45%	100%	100%	-


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74	100%	100%	-	-	100%	100%	100%	100%	100%	-
75	100%	100%	-	-	100%	100%	100%	100%	100%	-
76	100%	100%	-	-	100%	100%	100%	100%	100%	-
77	100%	100%	-	-	100%	100%	100%	100%	100%	-
78	100%	100%	-	-	100%	100%	100%	100%	100%	-
79	100%	100%	-	-	100%	100%	100%	100%	100%	-
80	100%	100%	-	-	100%	100%	100%	100%	100%	-
81	100%	100%	-	-	100%	100%	75%	100%	100%	-
82	100%	100%	-	-	100%	100%	75%	100%	100%	-
83	100%	100%	-	-	100%	100%	100%	100%	100%	-
84	100%	100%	-	-	100%	100%	75%	100%	100%	-
85	100%	100%	-	-	100%	100%	50%	100%	100%	-
86	100%	100%	-	-	100%	100%	100%	100%	100%	-
87	100%	100%	-	-	100%	100%	90%	100%	100%	-
88	100%	100%	-	-	100%	100%	85%	100%	100%	-
89	100%	100%	-	-	100%	100%	25%	100%	100%	-
90	100%	100%	-	-	100%	100%	50%	100%	100%	-
91	100%	100%	-	-	100%	100%	100%	100%	100%	-
92	100%	100%	-	-	100%	100%	100%	100%	100%	-

Yours sincerely,

For Architectural Associates,



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TABLE-B
Internal & External Development Works in Respect of the entire Registered Phase up to
31.12.2022

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths.	Yes	100%	Completed
2.	Water Supply	Yes	100%	Completed
3.	Sewerage (chamber, lines, Septic Tank ,STP)	Yes	100%	completed
4.	Storm Water Drains	No	N.A	N.A
5.	Landscaping & Tree Planting	Yes	100%	Completed
6.	Street Lighting	Yes	100%	completed
7.	Community Buildings	Yes	90%	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	100%	completed
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	100%	Completed
14.	Aggregate area of recreational open space	Yes	100%	Completed

Yours sincerely,

For Architectural Associates,


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