



SPAN PRIDE

ARCHITECTS, ENGINEERS, VALUERS
& INTERIOR DESIGNERS

ARCHITECT'S CERTIFICATE (F1)

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

Date: 9th May 2023

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

Subject: Certificate of block wise work progress up to 31.03.2023 in the residential Project **GULMOHAR RESIDENCY** consisting 345 residential apartments in 8 (eight) blocks in Survey No. 19/P, Situated at Mallapur Village Uppal Mandal, Medchal Malkazgiri District, Pin -500076 being developed by M/s. Modi Realty Mallapur LLP.

Sir,

We M/s. Span Pride have undertaken assignment as Architect of certifying percentage of completion of Construction Work of the project “Gulmohar Residency” situated on the land bearing/Survey Nos. 19/P of East Division Mallapur Village, Uppal Mandal, Medchal Malkazgiri District Pin- 500076 admeasuring 22,756.43 Sq.mtrs land area being developed by M/s. Modi Realty Mallapur LLP.

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

- | | | |
|-------|-------------------------|---------------------------|
| (i) | M/s. Span Pride | as an Architects |
| (ii) | M/s. Zaki & Associates | as Structural Consultants |
| (iii) | M/s. Premier Sanitation | as MEP Consultants |
| (iv) | Mr. Sunil | as Quality Surveyor* |

1. Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, we 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 P02200001129 under TSREERA 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 Span Pride,


ABDUL NAYEEM NASIR AZEEZ
Signature & Name **CA/90/12947**
Abdul Nayeem Nasir Azeez.
Architects
License No. CA/90/12947.

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TABLE A

Building /Wing 45 Residential Apartments in A Block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Numbers of Basement(s) and Plinth	Nil & 100%
3	NIL number of Podiums	0%
4	Stilt Floor	100%
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	100%
7	Numbers Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/Premises	89%
8	Staircase (Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,) Overhead and Underground Water Tanks	100%
9	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 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	100%


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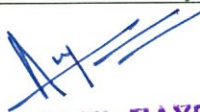
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Building /Wing 48 Residential Apartments in B block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Numbers of Basement(s) and Plinth	Nil & 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	100%
7	Numbers Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/Premises	81%
8	Staircase (Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,) Overhead and Underground Water Tanks	100%
9	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, 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	100%


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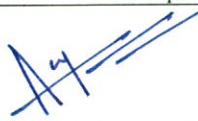
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Building /Wing 42 Residential Apartments in C block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Numbers of Basement(s) (2 nos) 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, Flooring within Fats/Premises, Doors and Windows to each of the Flat/Premises	90%
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	100%
9	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, 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%


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Building /Wing 48 Residential Apartments in D block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Numbers of Basement(s) and Plinth	Nil & 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, Flooring within Fats/Premises, Doors and Windows to each of the Flat/Premises	88%
7	Numbers Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/Premises	36%
8	Staircase (Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,) Overhead and Underground Water Tanks	100%
9	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, 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	100%


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Building /Wing 36 Residential Apartments in F block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Numbers of Basement(s) and Plinth	Nil & 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, Flooring within Fats/Premises, Doors and Windows to each of the Flat/Premises	89%
7	Numbers Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/Premises	61%
8	Staircase (Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,) Overhead and Underground Water Tanks	100%
9	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, 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	50%

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Building /Wing 42 Residential Apartments in G block

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Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Numbers of Basement(s) (1 No) 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	83%
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	100%
9	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, 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	50%

Yours Faithfully,
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Building /Wing 42 Residential Apartments in H block

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Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Numbers of Basement(s) (2 Nos) 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, Flooring within Fats/Premises, Doors and Windows to each of the Flat/Premises	14%
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	60%
9	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%

Yours Faithfully,

For Span Pride,

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TABLE-B**Internal & 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	30%	Not yet started
2.	Water Supply	Yes	100%	Not yet started
3.	Sewerage (chamber, lines, Septic Tank ,STP)	Yes	0%	Not yet started
4.	Storm Water Drains	No	N.A	N.A
5.	Landscaping & Tree Planting	Yes	0%	Not yet started
6.	Street Lighting	No	N.A	N.A
7.	Community Buildings	Yes	60%	Not yet started
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	0%	Not yet started
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	20%	Not yet started
14.	Aggregate area of recreational open space	Yes	0%	Not yet started

Yours Faithfully,
For Span Pride,**ABDUL NAYEEM NASIR****CA/90/12947**

Signature & Name

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