

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: 18th October 2023.

To
M/s. Mehta and Modi Realty Kawkoor 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 30.09.2023 of the residential project “GREENWOOD HEIGHTS” for Construction of 119 residential apartments (TSRERA Registration Number P02200001314) bearing Survey No.196 situated at Kawkoor Village, Alwal Mandal, Medchal Malkazgiri District, Telangana demarcated by its boundaries (latitude and longitude of the end points) in the North of Division of Kawkoor Village, Alwal Mandal, Medchal Malkazgiri District Pin 500010 consisting two basements + seven upper floors being developed by M/s. Mehta & Modi Realty Kawkoor LLP.

Sir,

We M/s. Span Pride have undertaken assignment as Architect of certifying Percentage of completion of Construction Work of the 119 (One Hundred and Nineteen only) residential apartments of the project bearing Survey No.196 (P) of North Division Kawkoor Village, Alwal Mandal Medchal Malkazgiri District PIN - 500 010 admeasuring 8,099.98 Sq. mtrs area being developed by M/s. Mehta & Modi Realty Kawkoor LLP up to 30.09.2023

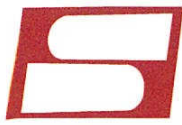
Following technical professionals are appointed by M/s. Mehta and Modi Realty Kawkoor LLP :-

- | | | |
|-------|-------------------------|---------------------------|
| (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 P02200001314 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 Spar Pride,


Signature & Name
Abdul Nayeem Nasir Azeez.
Architects
License No. CA/90/12947.



-2-

TABLE A

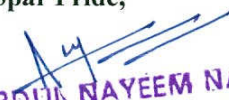
Building /Wing 119 Residential Apartments in a single block

10

(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 Stage	86%
7	Numbers Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/Premises	53%
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) stage	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	90%

Yours Faithfully,
For Spar Pride,


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

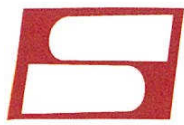


TABLE-B

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	75%	Work is under progress
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	No	N.A	N.A
7.	Community Buildings	Yes	100%	Completed
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 (Electrical Transformers)	Yes	100%	Completed
12.	Fire protection and fire safety requirements	Yes	100%	Completed
13.	Electrical meter room, sub-station, receiving station	Yes	100%	Completed
14.	Aggregate area of recreational open space	Yes	100%	Completed

Yours Faithfully,
For Spar Pride,


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