

ARCHITECT'S CERTIFICATE (F1)

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

Date: 01st December 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 30.09.2023 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 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-

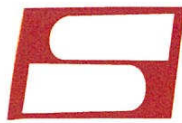
TABLE A

Building /Wing 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	<u>Installation of lifts</u> , water pumps, Fire Fighting Fittings and Equipment per CFO NOC, Electrical fittings to Common Areas, electro, mechanic 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%

ABDUL WAZEEM NASIH
CA/90/12947



-3-

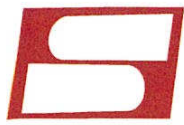
Building /Wing 48 Residential Apartments in B block

(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, 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%


ABDUL NAYEEM NASIR
CA/90/12947

3



-4-

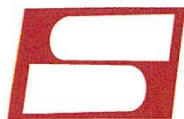
Building /Wing 42 Residential Apartments in C block

(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	17%
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, 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	66%


ABDUL NAYEEM NASIR
CA/90/12947

4



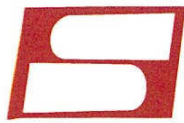
-5-

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, 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%

ABDUL NAYEEM NASIR
CA/90/12947



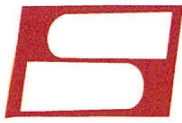
-6-

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, 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	66%


ABDUL NAYEEM NASIR
CA/90/12947



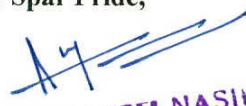
-7-

Building /Wing 42 Residential Apartments in G block

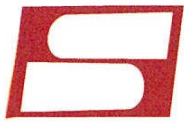
(to be prepared separately for each Building/Apartment Wing of the Project)

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Numbers of Basement(s) (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	66%

Yours Faithfully,
For Spar Pride,


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

7



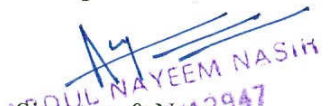
-8-

Building /Wing 42 Residential Apartments in H 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 Flats/Premises, Doors and Windows to each of the Flat/Premises	33%
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)	33%
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 Spar Pride,


 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	30%	Work in under progress
2.	Water Supply	Yes	100%	Completed
3.	Sewarage (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%	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	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%	Work is under progress
14.	Aggregate area of recreational open space	Yes	0%	Not yet started

Yours Faithfully,

For Spar Pride,


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