



SPAN PRIDE

ARCHITECTS, ENGINEERS, VALUERS
& INTERIOR DESIGNERS

ANNEXURE-1
FORM-1
ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration /Quarterly update/ Completion of the Real Estate
Project for withdrawal of Money from Separate/Designated Account)

Dt. 19.02.2023

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

Subject: Certificate of percentage of Completion of Construction work of 345 nos. of residential flats up to 31.12.2023 in 8 (eight) Block(s) of the Gulmohar Residency Project (TS RERA Registration No. P02200001129 situated on the Survey 19/P, Demarcated by its boundaries (latitude and longitude of the end points) 17.451675 -78.57197 to the North, 17.449447- 78.573702 to the South, 17.451873 -78.573071 to the East, 17.449661 - 78.572777 to the West of East Division Mallapur Village, Uppal Mandal, Medchal Malkazgiri District Pin- 500 076 measuring 22,756.43 Sq.mtrs area 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 345 nos. of residential flats in 8 (eight) Block(s) of the “Gulmohar Residency” Project situated on the Survey No. 19/P of East Division Mallapur Village, Uppal Mandal, Medchal Malkazgiri District, PIN 500 076 measuring 22,756.43 Sq.mtrs area being developed by M/s. Modi Realty Mallapur LLP as per approved plan.

1. 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. Narender Reddy | as Site Supervisor/Clerk of works |

Based on site inspection by undersigned on 17.02.2023 date and with respect to each of the Building/Block or of the Plots, as the case may be, of the aforesaid Real Estate Project, we certify that as on the date of this certificate, the percentage of work done for each of the building/Block 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 A and B.

Yours Faithfully,
For Spar Pride,


Abdul Nazeem Nasir Alzeez.
Architects
License No. CA/90/12947.



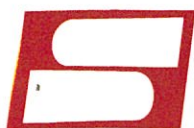
TABLE A

Building/Block number 45 Residential Apartments in A Block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	NIL Numbers of Basement(s) and Plinth	Nil & 100%
3	NIL number of Podiums	0%
4	1 Stilt Floor	100%
5	6 Numbers of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	100%
7	Sanitary Fittings within the Flat /Premises	89%
8	Staircases, 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 /Block/Tower	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/ environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Block/Tower, Compound Wall and all other requirements as may be required to Obtain Completion. Certificate	100%


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Building/Block number 48 Residential Apartments in B Block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	NIL Numbers of Basement(s) and Plinth	Nil & 100%
3	NIL number of Podiums	0%
4	Stilt Floor	0%
5	6 Numbers of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	100%
7	Sanitary Fittings within the Flat /Premises	85%
8	Staircases, 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 /Block/Tower	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/ environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Block/Tower, Compound Wall and all other requirements as may be required to Obtain Completion. Certificate	100%

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Building/Block number 42 Residential Apartments in C Block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Two Numbers of Basement(s) and Plinth	100 % & 100%
3	NIL number of Podiums	0%
4	Stilt Floor	0%
5	8 Numbers of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	90%
7	Sanitary Fittings within the Flat /Premises	51%
8	Staircases, 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 /Block/Tower	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/ environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Block/Tower, Compound Wall and all other requirements as may be required to Obtain Completion. Certificate	66%


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Building/Block number 48 Residential Apartments in D Block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	NIL Numbers of Basement(s) and Plinth	Nil & 100%
3	NIL number of Podiums	0%
4	Stilt Floor	0%
5	6 Numbers of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	90%
7	Sanitary Fittings within the Flat /Premises	64%
8	Staircases, 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 /Block/Tower	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/ environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Block/Tower, Compound Wall and all other requirements as may be required to Obtain Completion. Certificate	100%


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Building/Block number 42 Residential Apartments in E Block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Two Numbers of Basement(s) and Plinth	Nil & 100%
3	NIL number of Podiums	0%
4	Stilt Floor	0%
5	8 Numbers of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Fats/Premises, Doors and Windows to each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat /Premises	0%
8	Staircases, Lifts wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building /Block/Tower	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/ environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Block/Tower, Compound Wall and all other requirements as may be required to Obtain Completion. Certificate	0%

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ABDUL NAYEEM NASIR
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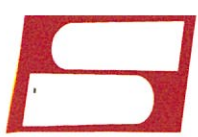


Building/Block number 36 Residential Apartments in F Block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	NIL Numbers of Basement(s) and Plinth	Nil & 100%
3	NIL number of Podiums	0%
4	Stilt Floor	0%
5	6 Numbers of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	89%
7	Sanitary Fittings within the Flat /Premises	64%
8	Staircases, 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 /Block/Tower	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/ environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Block/Tower, Compound Wall and all other requirements as may be required to Obtain Completion. Certificate	66%


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Building/Block number 42 Residential Apartments in G Block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	One Numbers of Basement(s) and Plinth	100% & 100%
3	NIL number of Podiums	0%
4	Stilt Floor	0%
5	Seven Numbers of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	86%
7	Sanitary Fittings within the Flat /Premises	38.38%
8	Staircases, 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 /Block/Tower	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/ environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Block/Tower, Compound Wall and all other requirements as may be required to Obtain Completion. Certificate	66%


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CA/99/12947



Building/Block number 42 Residential Apartments in H Block

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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	2 Numbers of Basement(s) and Plinth	100% & 100%
3	NIL number of Podiums	0%
4	Stilt Floor	0%
5	8 Numbers of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	59%
7	Sanitary Fittings within the Flat /Premises	2.38%
8	Staircases, Lifts wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building /Block/Tower	59%
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/ environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Block/Tower, Compound Wall and all other requirements as may be required to Obtain Completion. Certificate	0%


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 CA/98/12947



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TABLE-B

Internal & External Development Works in respect of the entire Registered Phase up to 31.12.2023

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, Percolating/ well/pit	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.	OTHERS (Option to Add more)	Yes	0%	Not yet started

Yours Faithfully,
For Spar Pride,


Signature & Name
Abdul Nasir Azeez.
Architects
COA No. CA/90/12947.
COA Registration valid till 31.12.2028