



ANNEXURE-I
FORM-1
ARCHITECT'S CERTIFICATE

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

Date: 19.02.2024.

To
M/s. Modi Realty Pocharam 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 31.12.2023 of the residential project “NILGIRI HEIGHTS” for Construction of 256 residential apartments (TSRERA Reg.No.P02200003053) situated on part of the Survey No 27 demarcated by its boundaries (latitude and longitude of the end points) 17.433930- 78.644439 on the north, 17.433365- 78.644482 on the south, 17.433684- 78.645072 on the east and 17.433661-78.643765 on the west in the East of Division of Pocharam Village, Ghatkesar Mandal, Medchal Malkazgiri District Pin- 501301 admeasuring 9,189.67 sq.mtrs area being developed by M/s. Modi Realty Pocharam LLP.

Sir,

We M/s. Surasani Associates, Architects & Interior Designers have undertaken assignment as Architect of certifying Percentage of completion of Construction Work of the 256 (Two Hundred and Fifty Six) residential apartments of the project situated on the plot forming part of Survey No.27, of East Division Pocharam Village, Ghatkesar Mandal Medchal Malkazgiri District PIN - 501301 admeasuring 9,189.67 Sq.mtrs area being developed by M/s. Modi Realty Pocharam LLP as per the approved plan.

1. Following technical professionals are appointed by M/s. Modi Realty Pocharam LLP;-

- | | | |
|-------|----------------------------|--------------------------|
| (i) | M/s. Surasani Associates | as an Architects |
| (ii) | M/s. N. Venkata Ramana Rao | as Structural Consultant |
| (iii) | M/s. Premier Sanitation | as MEP Consultant |
| (iv) | Mr. Vijayraj | as Project Manager* |

Based on Site Inspection by undersigned on 17.02.2024, with respect to each of the Building/Block or of the Plots, as the case may be, of the aforesaid Real Estate Project, I 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 P02200003053 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 Surasani Associates,

Signature & Name
Architect
S. Karunakar Reddy
License No. CA/96/20854.


S. KARUNAKAR REDDY
SURASANI ASSOCIATES
ARCHITECH, CA/96/20854

TABLE A

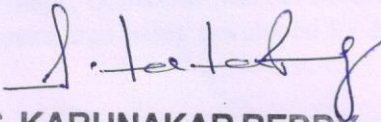
**Building/Wing bearing Numbers 256 or called Nilgiri Heights, Pocharam.
(to be prepared separately for each Building/Apartment Wing of the Project) up to
31.12.2023)**

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	2 Numbers of Basement(s) and Plinth	35% & 100%
3	NIL number of Podiums	Nil
4	NIL Stilt Floor	Nil
5	12 Numbers of Slabs of Super Structure	33%
6	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises	23%
7	Sanitary Fittings within the Flat /Premises	1.17%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	33%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building /Block/Tower	31%
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/ Block/Tower, Compound Wall and all other requirements as may be required to Obtain completion certificate	0%

TABLE B
Internal and 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	0%	Not Yet Started
2	Water Supply	Yes	0%	Not Yet Started
3	Sewerage (chamber, lines, septic Tank, STP)	Yes	0%	Not Yet Started
4	Storm Water Drains	No	0%	N.A
5	Landscaping & Tree Planning	Yes	0%	Not Yet Started
6	Street Lighting	No	0%	N.A
7	Community Building	Yes	0%	Not Yet Started
8	Treatment and disposal of sewage and sullage water/STP	No	0%	N.A
9	Solid Waste management & Disposal	No	0%	N.A
10	Water conservation, Rain Harvesting, Percolating/well/Pit	Yes	0%	Not Yet Started
11	Energy Management	No	0%	N.A
12	Fire Protection and fire Safety requirements	YES	0%	Not Yet Started
13	Electrical meter room, sub-station, receiving station	YES	0%	Not Yet Started
14	Others (option to Add more)	Nil	0%	N.A

Yours Faithfully,
For Surasani Associates,


S. KARUNAKAR REDDY
SURASANI ASSOCIATES
ARCHITECH, CA/96/20854

Signature & Name
Architect
License No. CA/96/20854.
Valid till 31.12.2027