



Architectural
Associates

ANNEXURE -I
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)

Date: 09.04.2024.

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

Subject: Certificate of percentage of Completion work in the lay-out cum group housing (gated community) project AVR Gulmohar Homes for Construction of 91 villas and one amenities building (TSRERA Registration Number P01800000180) situated on the Survey No786/P demarcated by its boundaries (latitude and longitude of the end points) 16.857795, 79.555236 to the north, 16.856673, 79.554598 to the South, 16.857536, 79.554406 to the West, 16.856922, 79.556211 to the East of Miryalaguda, Miryalaguda Mandal, Nalgonda District, Pin 508207 admeasuring 26101.89 sq. mtrs area being developed by M/s. Modi Realty Miryalaguda LLP up to 31.03.2024.

Sir,

We M/s. Architectural Associates have undertaken assignment as Architect of certifying percentage of completion of Construction Work of the 91 (Ninety One) villas and one amenities building of the project situated on the Survey No. 786 (P), Miryalaguda, Miryalaguda Mandal, Nalgonda District, Pin 508207 admeasuring 26101.89 sq. mtrs area being developed by M/s. Modi Realty Miryalaguda LLP as per approved plan.

1. Following technical professionals are appointed by M/s. Modi Realty Miryalaguda LLP;-
 - (i) M/s. Architectural Associates as an Architect
 - (ii) M/s. Kulkarni Consultants as Structural Consultant
 - (iii) M/s. Premier Sanitation as MEP Consultant
 - (iv) Mr. Zakir Hussain as Site Engineer

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I 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 P01800000180 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.

Thank you,

Yours sincerely,
For Architectural Associates,

Subash Nandan
G.D. Architect, A.C.A., I.I.D.
Licence No. CA/76/2898.

Partners

Anand Sagar
G.D. Arch. F.I.I.A., C.A., I.I.D.

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Phone: 27702085, Telefax : 27700826.
Architect, Miryalaguda, Nalgonda District, Pin 508207.
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TABLE A
Details of Percentage of Work Completed Villa wise up to 31.03.2024

Bungalow No	Excavation	No. of Basement(s) & Plinth	No. of Podiums	Stilt Floor	No. of Slabs & Super Structure	Internal Walls, internal Plaster, Floorings within premises, Doors and & Windows to each of the villa	Sanitary Fittings with in the villa	Staircases, OHT and underground water tanks	External plumbing and external Plaster, elevation, completion of terrace with water proofing the villa	Installation of Lifts, Water pumps Fire Fighting Fittings and Equipment as per CFO NOC. Finishing of entrance lobby plinth protection, paving of areas appurtenant to villa. Comp wall and all other requirements as may be required to obtain Completion Certificate
1	100%	100%	-	-	100%	100%	50%	100%	100%	-
2	100%	100%	-	-	100%	100%	100%	100%	100%	-
3	100%	100%	-	-	100%	100%	100%	100%	100%	-
4	100%	100%	-	-	100%	100%	100%	100%	100%	-
5	100%	100%	-	-	100%	100%	80%	100%	100%	-
6	100%	100%	-	-	100%	100%	100%	100%	100%	-
7	100%	100%	-	-	100%	100%	100%	100%	100%	-
8	-	-	-	-	-	-	-	-	-	-
9	100%	100%	-	-	100%	100%	100%	100%	100%	-
10	100%	100%	-	-	100%	100%	100%	100%	100%	-
11	100%	100%	-	-	100%	100%	100%	100%	100%	-
12	100%	100%	-	-	100%	100%	100%	100%	100%	-


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13	100%	100%	-	-	100%	100%	100%	100%	100%	-
14	100%	100%	-	-	100%	100%	100%	100%	100%	-
15	100%	100%	-	-	100%	100%	100%	100%	100%	-
16	100%	100%	-	-	100%	100%	100%	100%	100%	-
17	100%	100%	-	-	100%	100%	100%	100%	100%	-
18	100%	100%	-	-	100%	100%	100%	100%	100%	-
19	100%	100%	-	-	100%	100%	0%	100%	100%	-
20	100%	100%	-	-	100%	100%	100%	100%	100%	-
21	100%	100%	-	-	100%	100%	100%	100%	100%	-
22	100%	100%	-	-	100%	100%	100%	100%	100%	-
23	100%	100%	-	-	100%	100%	100%	100%	100%	-
24	100%	100%	-	-	100%	100%	0%	100%	100%	-
25	100%	100%	-	-	100%	100%	0%	100%	100%	-
26	100%	100%	-	-	100%	100%	45%	100%	100%	-
27	100%	100%	-	-	100%	100%	40%	100%	100%	-
28	100%	100%	-	-	100%	100%	40%	100%	100%	-
29	100%	100%	-	-	100%	100%	100%	100%	100%	-
30	100%	100%	-	-	100%	100%	100%	100%	100%	-
31	100%	100%	-	-	100%	100%	100%	100%	100%	-
32	100%	100%	-	-	100%	100%	100%	100%	100%	-
33	100%	100%	-	-	100%	100%	100%	100%	100%	-
34	100%	100%	-	-	100%	100%	100%	100%	100%	-
35	100%	100%	-	-	100%	100%	100%	100%	100%	-
36	100%	100%	-	-	100%	100%	100%	100%	100%	-
37	100%	100%	-	-	100%	100%	100%	100%	100%	-

X *ajm*
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38	100%	100%	-	-	100%	100%	100%	100%	100%	-
39	100%	100%	-	-	100%	100%	100%	100%	100%	-
40	100%	100%	-	-	100%	100%	100%	100%	100%	-
41	100%	100%	-	-	100%	100%	100%	100%	100%	-
42	100%	100%	-	-	100%	100%	20%	100%	100%	-
43	100%	100%	-	-	100%	100%	20%	100%	100%	-
44	100%	100%	-	-	100%	100%	30%	100%	100%	-
45	100%	100%	-	-	100%	100%	100%	100%	100%	-
46	100%	100%	-	-	100%	100%	0%	100%	100%	-
47	100%	100%	-	-	100%	100%	100%	100%	100%	-
48	100%	100%	-	-	100%	100%	100%	100%	100%	-
49	100%	100%	-	-	100%	100%	100%	100%	100%	-
50	100%	100%	-	-	100%	100%	25%	100%	100%	-
51	100%	100%	-	-	100%	100%	25%	100%	100%	-
52	100%	100%	-	-	100%	100%	100%	100%	100%	-
53	100%	100%	-	-	100%	100%	25%	100%	100%	-
54	100%	100%	-	-	100%	100%	25%	100%	100%	-
55	100%	100%	-	-	100%	100%	100%	100%	100%	-
56	100%	100%	-	-	100%	100%	100%	100%	100%	-
57	100%	100%	-	-	100%	100%	100%	100%	100%	-
58	100%	100%	-	-	100%	100%	20%	100%	100%	-
59	100%	100%	-	-	100%	100%	100%	100%	100%	-
60	100%	100%	-	-	100%	100%	100%	100%	100%	-
61	100%	100%	-	-	100%	100%	100%	100%	100%	-
62	100%	100%	-	-	100%	100%	100%	100%	100%	-


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63	100%	100%	-	-	100%	100%	100%	100%	100%	-
64	100%	100%	-	-	100%	100%	100%	100%	100%	-
65	100%	100%	-	-	100%	100%	100%	100%	100%	-
66	100%	100%	-	-	100%	100%	100%	100%	100%	-
67	100%	100%	-	-	100%	100%	20%	100%	100%	-
68	100%	100%	-	-	100%	100%	100%	100%	100%	-
69	100%	100%	-	-	100%	100%	100%	100%	100%	-
70	100%	100%	-	-	100%	100%	100%	100%	100%	-
71	100%	100%	-	-	100%	100%	65%	100%	100%	-
72	100%	100%	-	-	100%	100%	20%	100%	100%	-
73	100%	100%	-	-	100%	100%	45%	100%	100%	-
74	100%	100%	-	-	100%	100%	100%	100%	100%	-
75	100%	100%	-	-	100%	100%	100%	100%	100%	-
76	100%	100%	-	-	100%	100%	100%	100%	100%	-
77	100%	100%	-	-	100%	100%	100%	100%	100%	-
78	100%	100%	-	-	100%	100%	100%	100%	100%	-
79	100%	100%	-	-	100%	100%	100%	100%	100%	
80	100%	100%	-	-	100%	100%	100%	100%	100%	
81	100%	100%	-	-	100%	100%	100%	100%	100%	
82	100%	100%	-	-	100%	100%	100%	100%	100%	
83	100%	100%	-	-	100%	100%	100%	100%	100%	
84	100%	100%	-	-	100%	100%	75%	100%	100%	
85	100%	100%	-	-	100%	100%	50%	100%	100%	
86	100%	100%	-	-	100%	100%	100%	100%	100%	
87	100%	100%	-	-	100%	100%	100%	100%	100%	

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88	100%	100%	-	-	100%	100%	85%	100%	100%	-
89	100%	100%	-	-	100%	100%	70%	100%	100%	-
90	100%	100%	-	-	100%	100%	100%	100%	100%	-
91	100%	100%	-	-	100%	100%	100%	100%	100%	-
92	100%	100%	-	-	100%	100%	100%	100%	100%	-

Yours sincerely,
For Architectural Associates,


(Anand Sagar)
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TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase up to 31.03.2024

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths.	Yes	100%	Completed
2.	Water Supply	Yes	100%	Completed
3.	Sewarage (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	Yes	100%	Completed
7.	Community Buildings	Yes	90%	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	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	100%	Completed
14.	Aggregate area of recreational open space	Yes	100%	Completed

Yours sincerely,

For Architectural Associates,



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