



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. 30.05.2024

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 of Construction work of 119 nos. of residential flats up to 31.03.2024 in the residential project “Greenwood Heights” (TS RERA Registration No. P02200001314 situated on the Survey 196/P, Demarcated by its boundaries (latitude and longitude of the end points) 17.521299 - 78.542634 to the North, 17.520444 - 78. 543815 to the South, 17.520778 - 78.543958 to the East, 17.520973 - 78.542520 to the West of Division, Kawkoor Village, Alwal Mandal, Medchal Malkazgiri District 500 010 Pin measuring 8,099.98 Sq.mtrs Area 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 119 nos.(One Hundred and Nineteen) of residential flats in the residential project “Greenwood Heights” Project situated on the Survey No. 196/P of North Division Kawkoor Village, Alwal Mandal, Medchal Malkazgiri District, PIN 500 010 measuring 8,099.98 Sq.mtrs area being developed by M/s. Mehta & Modi Realty Kawkoor LLP as per approved plan.

1. Following technical professionals are appointed by M/s. Mehta & 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. A.Suresh | as Site Project Manager |

Based on site inspection by undersigned on 17.02.2023 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 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 A and B.

Yours Faithfully,

For Spar Pride,

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



TABLE A

Building/Block number 119 Residential Apartments
(to be prepared separately for each Building/Block of the Project up to 31.03.2024)

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	9 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	88.46%
7	Sanitary Fittings within the Flat /Premises	54.62%
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%


ABDUL NAYEEM NASIR
GA/90/12947



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	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/STP	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	100%	Completed
11.	Energy management	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.	OTHERS (Option to Add more)	Yes	100%	Completed

Yours Faithfully,
For Spar Pride,


Signature & Name
Abdul Nayeem Nasir Azeez.
Architects

COA No. CA/90/12947.

COA Registration valid till 31.12.2028