

ARCHITECT'S CERTIFICATE (F1)

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

Date: 16th December 2019.

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

Subject: Certificate of Flat wise work progress in the residential Project **GULMOHAR RESIDENCY** consisting 295 residential apartments in 8 Blocks in Survey No. 19, Situated at Mallapur Village Uppal Mandal Medchal Malkazgiri District Pin 500 076 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 85 (Eighty Five only) residential apartments in 2 (two) blocks (s) (A & B blocks)/ South Wing(s) of the project situated on the land bearing/Survey Nos. 19 of East Division Mallapur Village, Uppal Mandal, Medchal Malkazgiri District PIN 500076 admeasuring 22,756.43 Sq. mtrs 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,


ABDUL NAYEEM NASIR
Signature & Name
CA/50/12947
Abdul Nayeem Nasir Azeez.
Architects
License No. CA/90/12947.

Head off : # 28, 1st Main, 7th Cross,
Central Excise HBC Layout, Bhoopsandra,
Sanjay Nagar Post,
Bangalore - 560 094.
Tel : 080-3057 6767, 3028 0952 Fax : 080-3052 5329

Branch Off : # 1/1, 2nd Floor,
23rd Cross Street,
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Chennai - 600 020
Tel : 044 - 3918 3123, 39185123

Branch Off: # 6-3-569/1/3/7,
Rockdale Compound,
Somajiguda,
Hyderabad - 500 082.
Tel : 040 - 3028 0135, 3022 0743

E-mail : spanpride@gmail.com, spancentre@gmail.com Website : www.spancentre.com

TABLE A

Building /Wing 45 Residential Apartments in A Block

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

SL. No	Tasks/Activity	Percenta of work done
1	Excavation	100%
2	Numbers of Basement(s) and Plinth	80%
3	NIL number of Podiums	0%
4	Stilt Floor	0%
5	Numbers of Slabs of Super Structure	0%
6	Numbers for Internal walls, Internal Plaster, Floorings within Fats/ Premises, Doors and Windows to each of the Flat/Premises	0%
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	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building /Wing (Only external plastering & plumbing completed)	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/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	0%

ABDUL NAYEEM NASIR
CA/90/12947

Building /Wing 40 Residential Apartments in B block

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

Sr. No	Tasks/Activity	Percenta of work done
1	Excavation	90%
2	Numbers of Basement(s) and Plinth	20%
3	NIL number of Podiums	0%
4	Stilt Floor	0%
5	Numbers of Slabs of Super Structure	0%
6	Numbers for Internal walls, Internal Plaster, Floorings within Fats/ Premises, Doors and Windows to each of the Flat/Premises	0%
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	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building /Wing (Only external plastering & plumbing completed)	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/CRZNO, 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	0%

Yours Faithfully,
For Spar Pride,

ABDUL NAYEEM NASIR
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	0%	Not yet started
2.	Water Supply	Yes	0%	Not yet started
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	0%	Not yet started
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	0%	Not yet started
14.	Aggregate area of recreational open space	Yes	0%	Not yet started

Yours Faithfully,
For Spar Pride,


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