



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. .17.08.2024

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 30.06.2024 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,

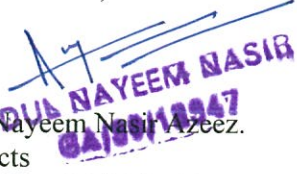
We M/s. Span Pride have undertaken assignment as Architect of certifying percentage of completion of Construction Work of 345 nos. of residential flats in 8 (eight) Block(s) of the “Gulmohar Residency” Project situated on the Survey No. 19/P of East Division Mallapur Village, Uppal Mandal, Medchal Malkazgiri 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 inspected 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 Nayeem Nasir, Azeez.
Architects
License No. CA/90/12947.

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Central Excise HBC Layout, Bhoopsandra,
Sanjay Nagar Post, Bengaluru - 560 094.
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Telkar Layout, Pooja Colony,
Kusnoor Road, Kalaburagi - 585106
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Branch Off : # 420, 4th Floor,
Rahmath Manzil, Lakdi-Ka-pool,
Hyderabad - 500 001. Tel : 040 - 42627885,
E-Mail : spanhyd@gmail.com

E-mail : spancentreblr@gmail.com

Website : www.spancenter.com



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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GA/90/12947



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 | 71% |
| 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 | 75% |


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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 | 78% |
| 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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6A/90/12947

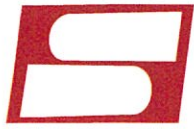


Building/Block number 42 Residential Apartments in E Block

(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 | 33% & 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 Flats/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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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 | 90% |
| 7 | Sanitary Fittings within the Flat /Premises | 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 | 75% |


ABDUL NAYEEM NASIR
08/09/18947



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 | 87% |
| 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 | 75% |

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9A/89/12047



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 | 82% |
| 7 | Sanitary Fittings within the Flat /Premises | 31% |
| 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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ABDUL NAYEEM NASIR
CA/98/12947




TABLE-B

Internal & External Development Works in respect of the entire Registered Phase up to 30.06.2024

| S. No | Common areas and Facilities, Amenities | Proposed (Yes/No) | Percentage of Work done | Details |
|-------|--|-------------------|-------------------------|------------------------|
| 1. | Internal Roads & Footpaths. | Yes | 85% | Work in 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 | 0% | Not yet started |
| 6. | Street Lighting | No | N.A | N.A |
| 7. | Community Buildings | Yes | 100% | 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, Percolating/ well/pit | 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. | OTHERS (Option to Add more) | NIL | NIL | NIL |

Yours Faithfully,
For Spar Pride,


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