



**ANNEXURE -IV
FORM -1A
(See Regulation 5)
ARCHITECT'S CERTIFICATE
(To be issued on Overall completion of Registered Project)**

Date: 23rd August 2024.

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

Subject: Certificate of Completion of Construction Work of “AVR Gulmohar Homes”
having TS RERA Registration Number - P01800000180 being developed by
M/s. Modi Realty Miryalaguda LLP

Sir,

We **Architectural Associates** have undertaken assignment as Architect /Licensed Surveyor of certifying Completion of Constructions Work of “AVR GULMOHAR HOMES” a residential group housing project bearing Sy.No. 786/P, situated at Miryalaguda, Miryalaguda Mandal, Nalgonda District, Telangana having TSRERA Registration Number - P01800000180 being developed by M/s. Modi Realty Miryalaguda LLP.

We hereby certify that, on basis of my inspection and certificate received from Structural Engineer (M.Dattatreya Rao, M/s. Kulkarni Consultants, GHMC Licence No. 134) and Site Supersisor the following Real Estate Project “AVR Gulmohar Homes” has been completed in all aspects. The Occupancy Certificate issued by the Competent Authority is detailed below:

Sl. No	Occupancy Certificate Number	Lay/out Building/Phase	Date	Competent Authority
1	003757/OC/DTCP/3047/0008/2024	Lay-out cum group housing project	22.08.2024	Commissioner, Miryalaguda Municipality

We certify that the “AVR Gulmohar Homes” having TS RERA Registration Number P01800000180 is completed in all aspects as per agreement of and Form -B.

ANAND SAGAR
QA / 76 / 2898.

Yours faithfully,

ANAND SAGAR Signature & Name
QA / 76 / 2898 IN BLOCK LETTERS
of L.S/Architect with
Architectural Associates
Architects, Interior Designers, Engineers,
4-1-383, R. P. Road, Secunderabad-2
☎ : 7702085, (Fax) 7700826

Agreed and Accepted by

Signature of the Promoter
Name: Soham Modi
Date: 23rd August 2024.

Subash Narain
G.D. Arch. F.I.I.A., C. A., I.I.I.D.

Partners

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

-2-
TABLE - A

**Residential 91 (Ninety One) Bungalows constructed
(to be prepared Separately for each /Wing of the Project).**

Bungalow No	Excavation	Number of Basement (s) and (0 Number) Plinth	No. of Podiums	Number of Stilt of Super Structure	Number of Slabs of Super Structure	Internal walls, internal plaster, Flooring within premises Doors and Windows to each of the Premises	Sanitary Fittings within the Premises, Electrical Fittings within the Premises	Staircases, Lifts Wells and Lobbies at each floor level connecting and Lifts, Overhead and Underground Water Tanks	The External plumbing and external plaster, elevation completion of terraces with water proofing of the Building / Wing.	Installation of lifts, water pump Fire Fighting Fittings and Equipments as per CFO NOC Electrical fittings to common Areas, electro, mechanical equipments, Compliances to conditions of environment/ CRZ NOC, Finishing to entranced lobby/s, plinth protection, paving of areas appurtenant to Building/Wing Compound Wall and all other required to Obtain Occupation Certificate (for Amenities building)
1	100%	100%	-	-	100%	100%	100%	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%	-

ANAND SAGAR

CA / 76 / 2898

Architectural Associates,

Architects, Interior Designers, Engineers.

8-1-383, R. P. Road, Secunderabad-5

☎ : 7702085, (Fax) 7700628

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%	100%	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%	100%	100%	100%	-
25	100%	100%	-	-	100%	100%	100%	100%	100%	-
26	100%	100%	-	-	100%	100%	100%	100%	100%	-
27	100%	100%	-	-	100%	100%	100%	100%	100%	-
28	100%	100%	-	-	100%	100%	100%	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%	-

Architectural Associates,
Architects, Interior Designers, Engineers,
8-1-383, R. P. Road, Seminderepad-3
☎ : 7702085, (fax) 7700848.
ANAND SAGAR
CA / 76 / 2898.

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

ANAND SAGAR
Architectural Associates,
 Architects, Interior Designers, Engineers.
 3-1-383, R. P. Road, Secunderabad-8
 ☎ : 7702665, (Fax) 7700828.

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%	100%	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%	100%	100%	100%	-
72	100%	100%	-	-	100%	100%	100%	100%	100%	-
73	100%	100%	-	-	100%	100%	100%	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%	100%	100%	100%	-
85	100%	100%	-	-	100%	100%	100%	100%	100%	-
86	100%	100%	-	-	100%	100%	100%	100%	100%	-
87	100%	100%	-	-	100%	100%	100%	100%	100%	-

Architectural Associates, ANAND SAGAN
Architects, Interior Designers, Engineers,
3-1-383, R. P. Road, Secunderabad-3 CA / 76 / 2898.
☎ : 7702083, (Fax) 7700828.

88	100%	100%	-	-	100%	100%	100%	100%	100%	-
89	100%	100%	-	-	100%	100%	100%	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**

CA / 76 / 2898.

Architectural Associates,

Architects, Interior Designers, Engineers,

(Anand Sagar)
1-363, R. P. Road, Secunderabad-3

Architect, ☎ : 7702085, (Fax) 7700826.

Licence No. CA/76/2898.

COA valid till 31.12.2028.

TABLE-B
Internal & External Development Works in respect of the entire Registered Phase/Project

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.	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	Yes	100%	Completed
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	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,


ANAND SAGAR
CA / 76 / 2898,
Architectural Associates,
Architects, Interior Designers, Engineers,
Architect, 8-1-383, R. P. Road, Secunderabad-8
Licence No. CA/76/2898/7702065, (Fax) 7700820
COA valid till 31.12.2028