

ARCHITECT'S CERTIFICATE (F1)



Regd. No.: 965/2014

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

Date : 24-05-2023

To

HALLMARK PROPERTIES  
PLOT NO 23, HIG, ALKAPOOR TOWNSHIP,  
NEKNAMPOOR (V), GANDIPET (M),  
RANGAREDDY (DIST),  
TELANGANA - 500 089.

**Subject:** Certificate of Percentage of Completion of Construction work of 5 Nos of Buildings of the Hallmark Sunny side Project situated on the Survey No 418, 470, 471, 425/A, 425/B, 425/C, 473/Part, demarcated by its boundaries to the North : Survey No.473/Part and to South Survey.No.471 Part & 80'-0" Wide Road and to the East Survey Nos. Survey Nos.425/Part & 470/Part, and to the West Survey Nos. 60'-0" Wide Road, Manchirevula Village &G.P., Rajendranagar Mandal(Old), Gandipet Mandal(New), Ranga Reddy District, Telangana State 500 089 admeasuring 27947. Square yards area being developed by Hallmark Properties.

Sir,

I/ We **Instone** have undertaken assignment as Architect /~~Licensed Surveyor~~ of certifying Percentage of Completion of Construction Work of the 5 Building(s)/Wing(s) of the 1 Phase of the Project, situated on the plot bearing C.N. No./CTS No./Survey no Survey Nos. 418, 470, 471, 425/A, 425/B, 425/C, 473/Part, admeasuring 27947.07 Square yards situated at MANCHIREVULA Village, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State.

1. Following technical professionals are appointed by Owner / Promoter: -

- (i) M/s/~~Shri/Smt~~ **Instone** as L.S. / Architect
- (ii) ~~M/s/Shri /Smt~~ **N Vamshi Krishna** as Structural Consultant
- (iii) M/s /~~Shri /Smt~~ **Synergy Infra Consultants Pvt Ltd** as MEP Consultant
- (iv) ~~M/s/Shri /Smt~~ **Shaik Abdul Muzeer** as Project Manager

Based on Site Inspection, with respect to each of the Building/Wing of the foresaid Real Estate Project, I certify that as on the date of this certificate, the percentage of work done for each of the building/Wing of the Real Estate Project as registered vide number P02400001918 under TSRERA is as per table A here in below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

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Architecture . Interiors . Landscape

**Table A**

Building/Wing Number. Block-A

| Sr No | Tasks/Activity                                                                                                                                                                                                                                                                                                                                                                                                                 | Percentage of work done |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100%                    |
| 2     | Number of Basements and Plinth                                                                                                                                                                                                                                                                                                                                                                                                 | 100%                    |
| 3     | Number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 4     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 5     | Number of Slabs of super structure                                                                                                                                                                                                                                                                                                                                                                                             | 100%                    |
| 6     | Internal walls, Internal Plaster,<br>Floorings within Flats/Premises<br>Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                         | 100%                    |
| 7     | Sanitary Fittings within the Flat/Premises,<br>Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                    | 60%                     |
| 8     | Staircases, Lifts Wells and Lobbies at each Floor level<br>connecting Staircases and Lifts, Overhead and Underground<br>Water Tanks.                                                                                                                                                                                                                                                                                           | 100%                    |
| 9     | The external plumbing and external plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing.                                                                                                                                                                                                                                                                                                   | 100%                    |
| 10    | Installation of lifts, water pumps, Fire Fighting Fittings and<br>Equipment as per CFO NOC, Electrical fittings to Common<br>Areas, Electro , mechanical equipment, Compliance to<br>conditions of environment/CRZ NOC, Finishing to entrance<br>lobby/s, plinth protection, paving of areas appurtenant to<br>Building/Wing, Compound Wall and all other requirements as<br>may be required to Obtain Occupation Certificate. | 80%                     |

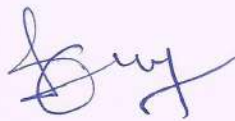


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**Table A**

Building/Wing Number. Block-B

| Sr No | Tasks/Activity                                                                                                                                                                                                                                                                                                                                                                                                                 | Percentage of work done |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100%                    |
| 2     | Number of Basements and Plinth                                                                                                                                                                                                                                                                                                                                                                                                 | 100%                    |
| 3     | Number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 4     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 5     | Number of Slabs of super structure                                                                                                                                                                                                                                                                                                                                                                                             | 100%                    |
| 6     | Internal walls, Internal Plaster,<br>Floorings within Flats/Premises<br>Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                         | 80%                     |
| 7     | Sanitary Fittings within the Flat/Premises,<br>Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                    | 0%                      |
| 8     | Staircases, Lifts Wells and Lobbies at each Floor level<br>connecting Stare cases and Lifts, Overhead and Underground<br>Water Tanks.                                                                                                                                                                                                                                                                                          | 100%                    |
| 9     | The external plumbing and external plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing.                                                                                                                                                                                                                                                                                                   | 80%                     |
| 10    | Installation of lifts, water pumps, Fire Fighting Fittings and<br>Equipment as per CFO NOC, Electrical fittings to Common<br>Areas, Electro , mechanical equipment, Compliance to<br>conditions of environment/CRZ NOC, Finishing to entrance<br>lobby/s, plinth protection, paving of areas appurtenant to<br>Building/Wing, Compound Wall and all other requirements as<br>may be required to Obtain Occupation Certificate. | 80%                     |



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**Table A**

Building/Wing Number. Block-C

| Sr No | Tasks/Activity                                                                                                                                                                                                                                                                                                                                                                                                                 | Percentage of work done |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100%                    |
| 2     | Number of Basements and Plinth                                                                                                                                                                                                                                                                                                                                                                                                 | 100%                    |
| 3     | Number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 4     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 5     | Number of Slabs of super structure                                                                                                                                                                                                                                                                                                                                                                                             | 100%                    |
| 6     | Internal walls, Internal Plaster,<br>Floorings within Flats/Premises<br>Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                         | 60%                     |
| 7     | Sanitary Fittings within the Flat/Premises,<br>Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                    | 0%                      |
| 8     | Staircases, Lifts Wells and Lobbies at each Floor level<br>connecting Stare cases and Lifts, Overhead and Underground<br>Water Tanks.                                                                                                                                                                                                                                                                                          | 100%                    |
| 9     | The external plumbing and external plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing.                                                                                                                                                                                                                                                                                                   | 80%                     |
| 10    | Installation of lifts, water pumps, Fire Fighting Fittings and<br>Equipment as per CFO NOC, Electrical fittings to Common<br>Areas, Electro , mechanical equipment, Compliance to<br>conditions of environment/CRZ NOC, Finishing to entrance<br>lobby/s, plinth protection, paving of areas appurtenant to<br>Building/Wing, Compound Wall and all other requirements as<br>may be required to Obtain Occupation Certificate. | 60%                     |



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**Table A**

Building/Wing Number. Block-D

| Sr No | Tasks/Activity                                                                                                                                                                                                                                                                                                                                                                                                                 | Percentage of work done |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100%                    |
| 2     | Number of Basements and Plinth                                                                                                                                                                                                                                                                                                                                                                                                 | 100%                    |
| 3     | Number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 4     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 5     | Number of Slabs of super structure                                                                                                                                                                                                                                                                                                                                                                                             | 100%                    |
| 6     | Internal walls, Internal Plaster,<br>Floorings within Flats/Premises<br>Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                         | 60%                     |
| 7     | Sanitary Fittings within the Flat/Premises,<br>Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                    | 0%                      |
| 8     | Staircases, Lifts Wells and Lobbies at each Floor level<br>connecting Stare cases and Lifts, Overhead and Underground<br>Water Tanks.                                                                                                                                                                                                                                                                                          | 100%                    |
| 9     | The external plumbing and external plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing.                                                                                                                                                                                                                                                                                                   | 60%                     |
| 10    | Installation of lifts, water pumps, Fire Fighting Fittings and<br>Equipment as per CFO NOC, Electrical fittings to Common<br>Areas, Electro , mechanical equipment, Compliance to<br>conditions of environment/CRZ NOC, Finishing to entrance<br>lobby/s, plinth protection, paving of areas appurtenant to<br>Building/Wing, Compound Wall and all other requirements as<br>may be required to Obtain Occupation Certificate. | 60%                     |



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**Table A**

Building/Wing Number. Block-E

| Sr No | Tasks/Activity                                                                                                                                                                                                                                                                                                                                                                                                                 | Percentage of work done |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100%                    |
| 2     | Number of Basements and Plinth                                                                                                                                                                                                                                                                                                                                                                                                 | 100%                    |
| 3     | Number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 4     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 5     | Number of Slabs of super structure                                                                                                                                                                                                                                                                                                                                                                                             | 100%                    |
| 6     | Internal walls, Internal Plaster,<br>Floorings within Flats/Premises<br>Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                         | 50%                     |
| 7     | Sanitary Fittings within the Flat/Premises,<br>Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                    | 0%                      |
| 8     | Staircases, Lifts Wells and Lobbies at each Floor level<br>connecting Stare cases and Lifts, Overhead and Underground<br>Water Tanks.                                                                                                                                                                                                                                                                                          | 100%                    |
| 9     | The external plumbing and external plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing.                                                                                                                                                                                                                                                                                                   | 60%                     |
| 10    | Installation of lifts, water pumps, Fire Fighting Fittings and<br>Equipment as per CFO NOC, Electrical fittings to Common<br>Areas, Electro , mechanical equipment, Compliance to<br>conditions of environment/CRZ NOC, Finishing to entrance<br>lobby/s, plinth protection, paving of areas appurtenant to<br>Building/Wing, Compound Wall and all other requirements as<br>may be required to Obtain Occupation Certificate. | 30%                     |

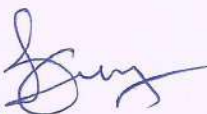
  
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TABLE - B

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

| Sno | Common Areas and Facilities, Amenities                | Proposed ( Yes/No) | Percentage of Work done | Details         |
|-----|-------------------------------------------------------|--------------------|-------------------------|-----------------|
| 1   | Internal Roads & Footpaths                            | Yes                | 50%                     | Not Yet Started |
| 2   | Water Supply                                          | Yes                | 30%                     | Not Yet Started |
| 3   | Sewerage (Chamber, lines, Septic Tank, STP)           | Yes                | 80%                     | Not Yet Started |
| 4   | Storm Water Drains                                    | Yes                | 60%                     | Not Yet Started |
| 5   | Landscaping & Tree Planting                           | Yes                | 40%                     | Not Yet Started |
| 6   | Street Lighting                                       | Yes                | 30%                     | Not Yet Started |
| 7   | Community Building                                    | Yes                | 50%                     | Not Yet Started |
| 8   | Treatment and disposal of sewage and sullage water    | Yes                | 80%                     | Not Yet Started |
| 9   | Solid Waste management & Disposal                     | Yes                | 60%                     | Not Yet Started |
| 10  | Water conservation, Rain water harvesting             | Yes                | 60%                     | Not Yet Started |
| 11  | Energy management                                     | Yes                | 60%                     | Not Yet Started |
| 12  | Fire protection and fire safety requirements          | Yes                | 60%                     | Not Yet Started |
| 13  | Electrical meter room, sub-station, receiving station | Yes                | 60%                     | Not Yet Started |
| 14  | Others                                                | NO                 | NA                      | NA              |

Yours Faithfully

For Instone



Authorized Signatory  
RAMANA REDDY SOMA  
CA/2015/69370

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