

### ARCHITECT'S CERTIFICATE (F1)

Date: 26<sup>th</sup> June 2020

To

Incor Appa Projects Private Limited

Plot No. 69 & 70

Opp. D Mart, Kavuri Hills

Madhapur

Hyderabad – 500033

**Subject:** Certificate of Percentage of Completion of Construction Work of Tower N–Ruby, as on 4<sup>th</sup> April 2020 of the Project PBEL City [P02400000676] situated on the Plot bearing Survey no. 16,17,18,19/1,19/2,19/3,21,22,23,25/1,25/3,26,27/1,27/2,28,29,30,31,32,33,34,39,40,41,42,43 demarcated by its boundaries PBEL City company land and Peerancheru Village to the North, PBEL City company land to the East, JNNURM Housing Colony and Peerancheru Village to the West, PBEL City company land and land of Incor Appa Projects to the South, Peerancheru village, Gandipet mandal, Rangareddy District, 500091, admeasuring 96,820 sq.mts. area being developed by Incor Appa Two Projects Private Limited

Sir,

I/ We, Edifice Consultants Private Limited, have undertaken assignment as Architect for certifying Percentage of Completion of Construction Work of Tower N – Ruby in PBEL City of the Project, situated on the plot bearing Survey no. 16, 17, 18, 19/1, 19/2, 19/3, 21, 22, 23, 25/1, 25/3, 26, 27/1, 27/2, 28, 29, 30, 31, 32, 33, 34, 39, 40, 41, 42, 43 demarcated by its boundaries PBEL City company land and Peerancheru Village to the North, PBEL City company land to the East, JNNURM Housing Colony and Peerancheru Village to the West, PBEL City company land and land of Incor Appa Projects to the South, Peerancheru village, Gandipet mandal, Rangareddy District, 500091, admeasuring 96,820 sq.mts area being developed by Incor Appa Two Projects Private Limited

Following technical professionals are appointed by Owner/Promoter:

1. M/s. Edifice Consultants Private Limited as Architect
2. M/s. Sterling Engineering Consultancy Services Private Limited as Structural Consultant
3. M/s. Ralys Consulting Engineers as MEP Consultant
4. M/s. Larsen & Toubro Limited as Contractor

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 [P02400000676] 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.

**TABLE A**
**Tower N - Ruby**

| SR NO. | Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                        | % of Work    |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%         |
| 2      | 1 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                      | 15%          |
| 3      | 1 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                     | 0            |
| 4      | Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                      | 0            |
| 5      | Internal walls ( Block work)                                                                                                                                                                                                                                                                                                                                                                                            | 0            |
| 6      | Internal Plaster                                                                                                                                                                                                                                                                                                                                                                                                        | 0            |
| 7      | Floorings within Flats/Premises.                                                                                                                                                                                                                                                                                                                                                                                        | 0            |
| 8      | Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                                                                                                         | 0            |
| 9      | Sanitary Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                                                             | 0            |
| 10     | Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                                                           | 0            |
| 11     | Staircases. ST1<br>ST2                                                                                                                                                                                                                                                                                                                                                                                                  | 0            |
| 12     | Lifts Wells and Lobbies at each Floor level.                                                                                                                                                                                                                                                                                                                                                                            | 0            |
| 13     | Overhead Tanks.                                                                                                                                                                                                                                                                                                                                                                                                         | 0            |
| 14     | Underground Water Tanks. – Waterproofing and Plastering pending                                                                                                                                                                                                                                                                                                                                                         | 0            |
| 15     | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                                  | 0            |
| 16     | 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 /CRZ NOC, 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 /Completion Certificate | 0            |
|        | <b>Overall percentage of completion for the tower</b>                                                                                                                                                                                                                                                                                                                                                                   | <b>7.81%</b> |
|        |                                                                                                                                                                                                                                                                                                                                                                                                                         |              |
|        |                                                                                                                                                                                                                                                                                                                                                                                                                         |              |

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

| S. No | Common areas And Facilities, Amenities                  | Proposed | Percentage Of Completion | Details                              |
|-------|---------------------------------------------------------|----------|--------------------------|--------------------------------------|
| 1     | Internal Roads & Footpaths :                            | Yes      | 0                        | Will be closed with tower completion |
| 2     | Water Supply :                                          | Yes      | 0                        | Will be closed with tower completion |
| 3     | Sewerage (Chamber, Lines, Septic Tank , STP) :          | Yes      | 0                        | Will be closed with tower completion |
| 4     | Storm Water Drains :                                    | Yes      | 0                        | Will be closed with tower completion |
| 5     | Green Strip/TOT LOT/Park :                              | Yes      | 0                        | Will be closed with tower completion |
| 6     | Street Lighting :                                       | Yes      | 0                        | Will be closed with tower completion |
| 7     | Community Buildings :                                   | Yes      | 50                       | Will be closed with tower completion |
| 8     | Treatment And Disposal Of Sewage And Sullage Water :    | Yes      | 0                        | Will be closed with tower completion |
| 9     | Solid Waste Management And Disposal :                   | Yes      | 0                        | Will be closed with tower completion |
| 10    | Water Conservation, Rain water Harvesting :             | Yes      | 0                        | Will be closed with tower completion |
| 11    | Energy management :                                     | Yes      | 0                        | Will be closed with tower completion |
| 12    | Fire Protection And Fire Safety Requirements :          | Yes      | 0                        | Will be closed with tower completion |
| 13    | Electrical Meter Room, Sub-Station, Receiving Station : | Yes      | 0                        | Will be closed with tower completion |
| 14    | Aggregate area of recreational Open Space :             | Yes      | 0                        | Will be closed with tower completion |

Yours faithfully,



Signature & Name (IN BLOCK LETTERS) of L.S. / Architect  
VISHAL MISTRY  
(License No. COA – 2002/29436)