



DEVELOPMENTS CONSULTANT

(ARCHITECTS ● ENGINEERS ● URBAN DESIGNERS)

209-C, Masjid Moth (Opp. "R" Block South Extension Part-II), New Delhi-110049
Tel.: 011-49406894 ● E-mail: dcon.inc@gmail.com ● Web: www.dconarchitects.com

ISO 9001 : 2015



Form-REG-1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

Ref. No.: DC/Purvanchal Royal Atlantis- Lucknow/2025-26/02

Date:07.02.2026

Information as on 07.02.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project - PURVANCHAL ROYAL ATLANTIS, PHASE - I (Phase 1 of the entire MIXED LAND USE DEVELOPMENT) for construction of 01 Nos. of RESIDENTIAL block/building of the Residential Project [UPRERA Registration Number -Applied For], situated on the Mixed Land Use Plot No. F-7, Chak Gajaria City, Sultanpur Road, Lucknow, Tehsil: Mohanlalganj, Pin code: 226002 demarcated by its boundaries (26 48 17.24N 81 00 55.2708E, 26 48 14.6808N 81 00 58.86E, 26 48 17.442N 81 01 1.5024E, 26 48 19.1124 N 81 00 59.166E) to the North, to the south, to the East to the west of Mixed Land Use Plot No. F-7, Chak Gajaria City, Sultanpur Road, Lucknow, Pin code: 226002, admeasuring approx. 7087 sq.mts. (A proportionate Undivided Land Area Utilized for 84.56 % of the Total FAR Approved by LUCKNOW DEVELOPMENT AUTHORITY for Development & Sale of Residential Apartments in Phase 1) out of Total Mixed Use Land area of 10,508 sqm (One Undivided Mixed Use Land) being developed by PURVANCHAL PROJECTS PRIVATE LIMITED in Residential Phase No. 1 known as PURVANCHAL ROYAL ATLANTIS, PHASE - I.

I/We M/s Developments Consultant have undertaken assignment as Architect for certifying Percentage of work done for the project -Project Engineer for certifying the amount incurred for the work done on the project PURVANCHAL ROYAL ATLANTIS No. of Building(s)/01 Block(s) of the Project, situated on the Khasra No/ Plot No.F-7, Chak Gajaria City, Sultanpur Road, Lucknow, Tehsil: Mohanlalganj, Pin code: 226002 competent/ development authority LUCKNOW DEVELOPMENT AUTHORITY, District Lucknow , PIN 226002 admeasuring approx. 7087 sq.mts. (A proportionate Undivided Land Area Utilized for 84.56 % of the Total FAR Approved by LUCKNOW DEVELOPMENT AUTHORITY for Development & Sale of Residential Apartments in Phase 1) out of Total Mixed Use Land area of 10,508 sqm (One Undivided Mixed Use Land) being developed by PURVANCHAL PROJECTS PRIVATE LIMITED

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) M/s. Developments Consultant as Architect / Licensed Surveyor.
- (ii) M/s. NNC DESIGN INTERNATIONAL as Structural Consultant
- (iii) M/s. New Growth Associates as Electrical, Sanitary , HVAC, Plumbing & Fire Fighting Consultant
- (iv) Mr.Vijay Kumar Rana as General Manager, M/s. Purvanchal Projects Pvt. Ltd.

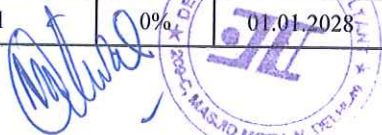
2-Based on Site Inspection, with respect to each of the Plots/ Buildings/Wings/Blocks/Towers of the aforesaid Real Estate Project, I certify as follows -

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.

Table - A

Table - A					
Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	01.04.2026	30.07.2027
2	Total Number of Basement and Plinth	3	0%	01.10.2026	10.11.2027
3	Total Number of Podiums	1	0%	01.07.2027	30.09.2029
4	Stilt Floor	N/A	0%		
5	Total Number of Slabs of Super Structure	34	0%		
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0%	06.11.2027	30.04.2030
7	Sanitary Fittings within the Flat/Premises	1	0%	01.01.2028	31.10.2030



8	Electrical Fitting within the Flat/Premises	1	0%	01.01.2028	31.10.2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0%	01.03.2028	31.03.2030
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1	0%	01.09.2027	31.12.2029
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1	0%	01.09.2027	31.08.2030
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	1	0%	01.08.2030	31.10.2030

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B

Internal and external development works (common facilities) in respect of the entire registered project

S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	0%	01.09.2029	15.04.2030
2	Water Supply/Drinking Water Facilities	0%	01.09.2027	31.12.2029
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	15.09.2027	15.01.2030
4	Storm Water Drain	0%	30.09.2027	31.01.2030
5	Landscaping & Tree Planting	0%	01.04.2030	31.10.2030
6	Street Lighting	0%	01.04.2030	30.09.2030
7	Community Buildings	0%	01.01.2030	30.09.2030
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	01.09.2029	31.03.2030
9	Solid Waste Management & Disposal	0%	01.09.2029	31.03.2030
10	Water Conservation, Rainwater Harvesting	0%	01.10.2029	30.04.2030
11	Energy Management/Use of Renewable Energy	0%	01.12.2029	30.09.2030
12	Fire Protection and Fire Safety Requirements	0%	01.01.2028	30.09.2030
13	Electrical Sub Station, Control Panel & Meter Room	0%	01.12.2029	30.09.2030
14	Receiving Station	0%	01.12.2029	30.09.2030
15	Plan of Development Works	0%	01.01.2029	31.03.2030
16	Emergency Evacuation Services	0%	01.12.2029	30.09.2030
17	Common Facilities in Basement	0%	01.09.2029	31.03.2030
18	Others, if any (please specify)	0%	01.12.2029	30.09.2030

Yours Faithfully,



Architect : ARUN PATWAL
License No. CA/88/11752
Email ID : dcon.inc@gmail.com