



espaces

ARCHITECTS, ENGINEERS, PLANNER
VALUER, INTERIOR DESIGNERS

Ar. Sanjay Kumar Gupta

108, FIRST FLOOR
CORPORATE CHAMBER-1
VIBHUTI KHAND, GOMTI NAGAR
LUCKNOW-226 010, PHONE : 0522-4065958
e-mail : espaces.arch@gmail.com

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)

No.- 1

Date: 13-03-2026

Information as on: 13-03-2026

Subject: Certificate of Percentage of work done for the Project ELDECO CITY COURTYARD [UPRERA APPLICATION ID-1924964] situate in Eldeco City, IIM Road, Lucknow, Village- Muttakipur, Tehsil- Bakshi Ka Talab, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226013 admeasuring 6806.477 sq.mts. area being developed by M/s Eldeco Housing & Industries Ltd. [UPRERAPRM21].

I Sanjay Kumar Gupta have undertaken assignment as Architect for certifying Percentage of work done for the Project ELDECO CITY COURTYARD [UPRERA APPLICATION ID-1924964], situate on the Khasra No. 240, 241, 305, 312 & 315 of Eldeco City, IIM Road, Lucknow, Village- Muttakipur, Tehsil- Bakshi Ka Talab, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226013 admeasuring 6806.477 sq.mts. area being developed by M/s Eldeco Housing & Industries Ltd. [UPRERAPRM21].

1. Following technical professionals are appointed by Promoter: -
 - (i) M/s Espaces (Ar. Sanjay Kumar Gupta) as Architect
 - (ii) M/s ATS Structural Consultants as Structural Consultant
 - (iii) M/s Paradise Consultants as MEP Consultant
 - (iv) Shri Anmol Kumar as Site Supervisor
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

Building/Wing/ Block /Tower Number or Name		Eldeco City Courtyard (Commercial Plots SCO having 21 Plots)			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation & Earth Filling				
2	Total Number of Basement and Plinth	N.A.			
3	Total Number of Podiums	N.A.			
4	Stilt Floor				
5	Total Number of Slabs of Super Structure	N.A.			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				
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.				
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.		0.00%	01.07.2028	30.09.2028

(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

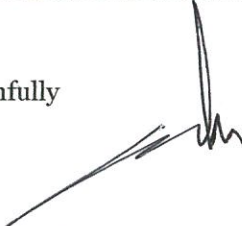
Internal and external development works (common facilities) in respect of the entire registered project

S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	0.00%	01.01.2027	31.07.2027
2	Water Supply/Drinking Water Facilities	0.00%	01.11.2026	30.04.2027
3	Sewerage (chamber, lines, Septic Tank, STP)	0.00%	01.09.2026	28.02.2027
4	Storm Water Drain	0.00%	01.10.2026	31.03.2027

12/3/26

5	Landscaping & Tree Planting	0.00%	01.08.2027	31.05.2028
6	Street Lighting	0.00%	01.10.27	31.12.2027
7	Community Buildings	N.A.	-	-
8	Treatment & Disposal of Sewage and Sullage water /STP	0.00%	01.04.2027	30.09.2027
9	Solid Waste Management & Disposal	0.00%	01.04.2028	30.06.2028
10	Water Conservation, Rainwater Harvesting	0.00%	01.10.2026	31.03.2027
11	Energy Management/Use of Renewable Energy	0.00%	01.10.2027	31.12.2027
12	Fire Protection and Fire Safety Requirements	N.A.	-	-
13	Electrical Sub Station, Control Panel & Meter Room	0.00%	01.03.2027	31.12.2027
14	Receiving Station	N.A.	-	-
15	Plan of Development Works	0.00%	01.06.2026	31.12.2026
16	Emergency Evacuation Services	0.00%	01.01.2028	30.06.2028
17	Common Facilities in Basement	N.A.	-	-
18	Others, if any (please specify) Project Clearance Fee	0.00%	01.06.2026	18.01.2031

Yours Faithfully

 19/3/26.

Signature of Architect

Name of Architect: Sanjay Kumar Gupta

(License no.: CA/1989/12382)

Mobile No.: 94151 14589

Email ID: espaces.arch@gmail.com

