



espaces

ARCHITECTS, ENGINEERS, PLANNER
VALUER, INTERIOR DESIGNERS

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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: 09-03-2026
Information as on: 09-03-2026

Subject: Certificate of Percentage of work done for the Project ELDECO IMPERIA AVENUE [UPRERA APPLICATION ID-1898899] situate in Village- Jaitikhera, Tehsil- Sarojni Nagar, Competent/Development Authority- Uttar Pradesh State Industrial Development Authority (UPSIDA), District- Lucknow, PIN- 226301 admeasuring 1963.80 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 IMPERIA AVENUE [UPRERA APPLICATION ID-1898899], situate on the Khasra No. 36 & 37 of Village- Jaitikhera, Tehsil- Sarojni Nagar, Competent/Development Authority- Uttar Pradesh State Industrial Development Authority (UPSIDA), District- Lucknow, PIN- 226301 admeasuring 1963.80 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 K.B. Tiwari 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 Imperia Avenue (01 No. of Commercial Building having 54 Shops)			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation & Earth Filling		0.00%	15.05.2026	29.06.2026
2	Total Number of Basement and Plinth	1	0.00%	30.06.2026	28.10.2026
3	Total Number of Podiums	N.A.	-	NA	NA
4	Stilt Floor	N.A.	-	NA	NA
5	Total Number of Slabs of Super Structure	3	0.00%	29.10.2026	11.06.2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0.00%	12.05.2027	06.02.2028
7	Sanitary Fittings within the Flat/Premises		0.00%	07.02.2028	23.03.2028
8	Electrical Fitting within the Flat/Premises		0.00%	08.03.2028	22.04.2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0.00%	29.10.2027	27.03.2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0.00%	18.12.2027	15.06.2028
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.		0.00%	28.03.2028	25.08.2028
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%	24.09.2028	21.02.2029

(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.....)

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Table - B

S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	0.00%	16.07.2028	13.11.2028
2	Water Supply/Drinking Water Facilities	0.00%	16.06.2028	30.08.2028
3	Sewerage (chamber, lines, Septic Tank, STP)	0.00%	16.06.2028	30.08.2028
4	Storm Water Drain	0.00%	16.06.2028	30.08.2028
5	Landscaping & Tree Planting	0.00%	15.11.2028	13.02.2029
6	Street Lighting	0.00%	01.07.2028	29.09.2028
7	Community Buildings	-	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	0.00%	31.08.2028	29.11.2028
9	Solid Waste Management & Disposal	0.00%	30.11.2028	29.01.2029
10	Water Conservation, Rainwater Harvesting	0.00%	31.08.2028	29.11.2028
11	Energy Management/Use of Renewable Energy	0.00%	01.07.2028	04.10.2028
12	Fire Protection and Fire Safety Requirements	0.00%	16.07.2028	14.10.2028
13	Electrical Sub Station, Control Panel & Meter Room	0.00%	16.06.2028	29.09.2028
14	Receiving Station	-	NA	NA
15	Plan of Development Works	0.00%	16.06.2028	13.12.2028
16	Emergency Evacuation Services	0.00%	15.10.2028	29.12.2028
17	Common Facilities in Basement	0.00%	04.09.2028	07.01.2029
18	Others, if any (please specify) Project Clearance Fee	0.80%	14.01.2026	23.12.2030

Yours Faithfully

Signature of Architect

Name of Architect: Sanjay Kumar Gupta

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