



**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: 06-11-2025  
Information as on: 30-09-2025

**Subject: Certificate of Percentage of work done for the Project ELDECO SOLANO GARDENS [UPRERA ID-1720841] situate in Village- Khujoli & Dharmangat Khera, New Jail Road, Tehsil- Mohanlalganj, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226301 admeasuring 210576.00 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 SOLANO GARDENS [UPRERA ID-1720841], situate on the Khasra No. 230, 234, 234B, 235, 236, 237, 247A, 247B, 249, 250, 251, 252, 253, 255A, 255B, 256A, 257, 371, 374, 375 MI, 377, 378 / 443, 972, 973, 974, 975, 976, 978, 979, 980, 981, 983, 984 & 985 of Village- Khujoli & Dharmangat Khera, New Jail Road, Tehsil- Mohanlalganj, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226301 admeasuring 210576.00 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) & M/s ARCOP Associates Private Ltd. as Architect
  - (ii) M/s Steadfast Structural Consultants as Structural Consultant
  - (iii) M/s MKG Engineering Services (P) Ltd. as MEP Consultant
  - (iv) Shri Anil Rai 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 - A1					
Building/Wing/ Block /Tower Number or		Eldeco Solano Gardens (Construction of 171 Villas)			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation				
2	Total Number of Basement and Plinth	171			
3	Total Number of Podiums	N.A.	-	-	-
4	Stilt Floor	N.A.	-	-	-
5	Total Number of Slabs of Super Structure	342			
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.				

Table - A2					
Building/Wing/ Block /Tower Number or		Eldeco Solano Gardens (Construction of Club Building)			
S.No	Task / Activity	Number	%	Activity	Activity
1	Excavation				
2	Total Number of Basement and Plinth	1			
3	Total Number of Podiums	N.A.	-	-	-
4	Stilt Floor	N.A.	-	-	-

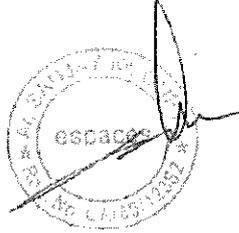
5	Total Number of Slabs of Super Structure	3			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies 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.				

**(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.....)**

<b>Table - B</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	0.79%	20.06.2025	30.06.2028
2	Water Supply/Drinking Water Facilities			
3	Sewerage (chamber, lines, Septic Tank, STP)			
4	Storm Water Drain	0.42%	01.06.2025	30.08.2027
5	Landscaping & Tree Planting			
6	Street Lighting			
7	Community Buildings (Club)			
8	Treatment & Disposal of Sewage and Sullage water /STP			
9	Solid Waste Management & Disposal			
10	Water Conservation, Rainwater Harvesting			

1 1	Energy Management/Use of Renewable Energy			
1 2	Fire Protection and Fire Safety Requirements	N.A.	-	-
1 3	Electrical Sub Station, Control Panel & Meter Room			
1 4	Receiving Station	N.A.	-	-
1 5	Plan of Development Works	12.02%	01.03.2025	30.03.2029
1 6	Emergency Evacuation Services	N.A.	-	-
1 7	Common Facilities in Basement	N.A.	-	-
1 8	Others, if any (please specify) Sales Gallery, Earth Filling, Project Clearance Fee etc.	25.21%	01.11.2024	23.07.2030

Yours Faithfully



Signature of Architect

Name of Architect: Sanjay Kumar Gupta

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