

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Information as on 28.05.2025

Date: 17.07.2025

Subject: Certificate of Percentage of Completion of Construction Work of 1 (One) No. of Tower of the Project "Neo Downtown" [UPRERA Registration Number A/F] situated on CP-05B, Sector-CBD, Near CG City, Gomti Nagar Extension demarcated by its boundaries : 26°48'19.77" (N) 81°0'40.38" (E) (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - NA, Competent Authority- Lucknow Development Authority, District - Lucknow, admeasuring 3715 sq. meter, being developed by Ardia Projects LLP.

I Raman Sikka have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of 1 (One) No. of Tower of the Project "Neo Downtown" [UPRERA Registration Number A/F] situated on CP-05B, Sector-CBD, Near CG City, Gomti Nagar Extension demarcated by its boundaries : 26°48'19.77" (N) 81°0'40.38" (E) (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - NA, Competent Authority- Lucknow Development Authority, District - Lucknow, admeasuring 3715 sq. meter, being developed by Ardia Projects LLP.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s Sikka Associates as Architect
- (ii) M/s Sikka Associates as Structural Consultant
- (iii) M/s Sikka Associates as MEP Consultant
- (iv) Shri Shivom Srivastava as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number A/F under UPRERA 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 the Table B.


Table A1- TOWER "Neo Downtown"

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	0.56%
2	2 number of Basement(s) and Plinth	0%
3	0 number of Podiums	NA
4	Stilt Floor	0%
5	8 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	0%

Table B
Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Foothpaths	Yes	From the main entrance gate we have 80 mm thick interlocking brick /RCC road through out the project. Whose wideness starts from 10 mtr. <u>We would not provide any footpath</u>	0%
2	Water Supply	Yes	We will provide Two nos. of pump for the requirement of blocks through underground pipelines.	0%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes	Modular Sewerage system shall be Provided. All Sewerage water shall be go to the STP and overflow from the STP shall be connect with the Municipal sewerage system.,when come into force.	0%
4	Storm Water Drains	Yes	Storm water shall be Provided. Storm water from Roads and other landscape area shall be connect to the Storm water drain channel and go to the Rain water harvesting Pit for recharge the Ground water and overflow shall be connect with Municipal drain line.	0%
5	Landscaping & Tree Planting	Yes	We will provide green area with the different activities. We will provide many type of trees all along the boundary wall & green area	0%
6	Street Lighting	Yes	We will design & implement the system as per local electricity Board and will consider centralized Transformer, HT panel, LT Panel, Feeder Pillar and DG back for common service like External lighting, Fountain, STP, Pump room etc.	0%
7	Community Buildings	No	NA	NA
8	Treatment and disposal of sewage and sullage water	Yes	Modular Sewerage system shall be Provided. All Sewerage water shall be go to the STP and overflow from the STP shall be connect with the Municipal sewerage system.,when come into force.	0%
9	Solid Waste management & Disposal	Yes	There are a proper garbage collection area provided for the solid waste management.	0%
10	Water conservation, Rain water harvesting	Yes	We will suggest to individual to use low flow fixtures as well dual flush cistern and raw water harvesting system to reduce the water consumption and improve the ground water level.	0%
11	Energy management	Yes	We will use LED lights fitting in external area as well as solar lights. In Pump room also all the equipment shall have energy efficient motor. And we will suggest to individual also to use.	0%
12	Fire protection and fire safety requirements	Yes	We will provide Fire Fighting facility in common areas and in shops/office while Individual owner shall install detailed system as per their and local authorities requirement.	0%
13	Electrical meter room, sub-station, receiving station	Yes	We will design & implement the system as per local electricity Board and will consider centralized Transformer, HT panel, LT Panel, Feeder Pillar and DG back for common service like External lighting, Fountain, STP, Pump room etc.	0%
14	Other (Option to Add more)	No	NA	NA

Yours Faithfully


RAMAN SIKKA
 L.S./Architect
 CA. NO 93/16497
 raman sikka
 REGN. NO. 93/16497