

Form-REG-1					
ARCHITECT'S CERTIFICATE (On Letter Head)					
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)					
No. 4			Date - 10-06-2026		
Information as on 10-06-2026					
Subject: Certificate of Percentage of work done for the Project "Gonard City, RERA Registration No. UPRERAPRJ538571/06/2025, for Acquisition and Development of land situated on Khasra no. 253, 249, 248, 250, 251, 252, 236, 261, 260 situated at Property of Khasra No. 53 to 66, Khasra No. 68 to 70, demarcated by its boundaries (latitude from 27.131158, to 27.129668 and longitude from 81.918345 to 81.918984) to the North, to the South, to the East, to the West of Village- Village- Rajapur and Mathura Chaubey, Pargana, Tehsil & District Gonda - 271301, Competent Authority/Development Authority, Niyat Pradhikari/Nagar Magistrate, Viniyamt Kshetra District Gonda, PIN-271001, admeasuring 45915 sq. meter area, being developed by M/s Archa Infrastructure and Developers Private Limited and Promoter ID - UPRERAPRM297201 I, Deepankar Sharma, have undertaken the assignment as Architect / Licensed Surveyor of certifying Percentage of Completion Work of Plots of the Project [UPRERA Registration No. UPRERAPRJ538571/06/2025] situated on Khasra no. Property of Khasra No. 253, 249, 248, 250, 251, 252, 236, 261, 260 situated at Village Rajapur, and Property of Khasra No. 53 to 66, Khasra No. 68 to 70 situated at Village Mathura Chaubey, Distt Gonda, U.P.-271301 demarcated by its boundaries (latitude from 27.131158, to 27.129668 and longitude from 81.918345 to 81.918984) to the North, to the South, to the East, to the West of village - Village- Rajapur and Mathura Chaubey, Pargana, Tehsil & District Gonda - 271301, Competent Authority/Development Authority, Niyat Pradhikari/Nagar Magistrate, Viniyamt Kshetra District GONDA PIN-271001 admeasuring 45915 sq. meter area, being developed by M/s Archa Infrastructure and Developers Private Limited. 1. Following technical professionals are appointed by Promoter: - (i) Mr. Deepankar Sharma as Architect (ii) Mr. Uma Shankar Tiwari as Structural Consultant (iii) Mr. Uma Shankar Tiwari as MEP Consultant (iv) Mr. Ranjeet Singh as Site Supervisor 2-Based on Site Inspection, with respect to each of the Plots/Buildings/Wings/Blocks 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					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation				
2	Total Number of Basement and Plinth				
3	Total Number of Podiums				
4	Stilt Floor				
5	Total Number of Slabs of Super Structure				
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,				
Not Applicable					


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8	Electrical Fitting within the Flat/Premises	Not Applicable
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.....)

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	90	3/1/2025	12/31/2026
2	Water Supply/Drinking Water Facilities	0	6/1/2025	2/28/2027
3	Sewerage (chamber, lines, Septic Tank, STP)	95	3/1/2025	12/31/2026
4	Storm Water Drain	70	3/1/2025	2/28/2027
5	Landscaping & Tree Planting	90	6/1/2025	12/31/2026
6	Street Lighting	75	6/1/2025	9/30/2026
7	Community Buildings	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	0	5/1/2025	2/28/2027
9	Solid Waste Management & Disposal	0	5/1/2025	2/28/2027
10	Water Conservation, Rainwater Harvesting	NA	NA	NA
11	Energy Management/Use of Renewable Energy	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	NA	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	NA	NA	NA
14	Receiving Station	NA	NA	NA
15	Plan of Development Works	NA	NA	NA
16	Emergency Evacuation Services	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA
18	Others, if any (please specify)	92	3/1/2025	3/31/2027

Yours Faithfully

Signature & Name DEEPANKAR SHARMA of L.S.A. Architect
(License no CA/2014/64728)
Mobile No. 9455394469
Email ID - deestudiolucknow@gmail.com

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Ref:

Date:

Annexure 2 of the Affidavit

Physical and Financial Plan for completion of the balance work of the Project - (Gonard City)													
Part 1- Physical Plan													
S. Nos.	Tower/ Block/ Pocket/ Sector/ (Name)	No of Units	Sold Units	Unsold Units	Pending Work in %	Money Required to complete the pending work.	Work to be completed in Quarter 1 in %	Money Required for Quarter 1	Work to be completed in Quarter 2 in %	Money Required for Quarter 2		Work to be completed in Quarter N in %	Money Required for Quarter N
1	Gonard City	117	30	87	35%	1525 Lakhs	7%	275 Lakh	8%	300 Lakh		20%	950 Lakh

Part 2: Pending Development Work (e.g. Electric Supply, Water Supply, Sewage Treatment, Internal Road, Drainage, etc.)											
Sr. No.	Name of Activity	Pending work in %	Money Required for Activity		Work to be completed in Quarter 1 in %	Money Required for Quarter 1	Work to be completed in Quarter 2 in %	Money Required for Quarter 2		Work to be completed in Quarter N in %	Money Required for Quarter N
1	Internal Roads & Footpaths	50%	250	Lakh	15%	75 Lakh	20%	75 Lakh		15%	100 Lakh
2	Storm Water Drains	30%	70	Lakh	10%	20 Lakh	10%	20 Lakh		10%	30 Lakh
3	Sewerage (chamber, lines, Septic Tank)	5%	100	Lakh	2.50%	50 Lakh	2.50%	50 Lakh		0%	-
4	Landscaping & Tree Planting	10%	45	Lakh	5%	25 Lakh	5%	20 Lakh		0%	-
5	Street Lighting	25%	150	Lakh	8%	70 Lakh	10%	60 Lakh		7%	20 Lakh
6	Electrical meter room, sub-station, receiving station	10%	90	Lakh	5%	40 Lakh	5%	50 Lakh		0%	-
7	Water Supply	100%	395	Lakh	20%	80 lakh	20%	100 lakh		60%	215 lakh
8	Treatment and Disposal System of Sewage and Sullage Water	100%	250	Lakh	20%	70 Lakh	30%	80 Lakh		50%	100 Lakh
9	Solid waste management and disposal work	100%	175	Lakh	20%	35 Lakh	30%	50 lakh		50%	90 Lakh

Financials - Total Money required to complete the balance work of the project		
Sr. No.	Source of Money	Amount in INR
1	Money available in separate account	
2	Money available in transaction account	8.78 Lakh
3	Receivables from sold units	3.74 Lakh
4	Receivables from unsold units	600 Lakh
5	Receivables from sanctioned bank/FIs	2975 Lakh
6	Estimated Receivables from new project finances (Bank, Financial Institutions)	NIL
7	Promoter Contribution	NIL
8	Other Sources	NIL

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Promoter Name: Archa Infrastructure and Developers Private Limited**Project Name: Gonard City (UPRERAPRJ538571/06/2025)****Development Completion Schedule Status as on 31st March, 2026**

Sr. No.	Activity Name	Completion Status	Remarks, if any
1	Demarcation of Plots	100%	Demarcation of plots has been almost fully completed. Final minor adjustments are planned prior to possession handover.
2	Boundary Wall	90%	Boundary wall construction is approximately 90% complete. Installation of gates is currently underway while the remaining wall sections are nearly finalized.
3	Road Work	90%	Road construction is at an advanced stage with 90% completion. The remaining 10% scope includes final repair and surface refinements resulting from extensive usage during ongoing project activities.
4	Footpaths	50%	Footpath work is approximately 50% complete and is contingent upon the near completion of adjacent road works. Remaining footpath construction will be expedited and targeted for completion within the next 4 to 6 months.
5	Water Supply Including Drinking Water Facilities	100%	Construction of the water tank and main water supply infrastructure is yet to commence. Laying of underground water supply pipes has been partially completed in some sections. Full implementation of the water supply network is expected to be carried out over the next 5 to 7 months.
6	Sewers System	95%	Sewer network construction is approximately 95% complete, with finalization limited to construction of exit points from the project area.
7	Drain	70%	Drainage works are around 70% complete. Remaining work is progressing in tandem with footpath development.
8	Parks	90%	Approximately 90% of landscaping and park development are completed. Remaining tasks will be finalized upon completion of principal construction activities.
9	Tree Planting	90%	Tree plantation has reached 90% completion. Final planting to

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10	Design For Electric Supply Including Street Lighting	75%	Underground cabling for electricity is approximately 80% complete, progressing alongside road and footpath works. Installation of poles and street lighting is scheduled to commence in May 2026 with expected completion within 5 to 7 months.
11	Treatment and Disposal System of Sewage and Sullage Water	0%	Treatment and disposal facilities for sewage and sullage are scheduled to commence from July 1, 2026, with completion targeted within 6 to 8 months thereafter.
12	Community Buildings	Not Applicable	
13	Social Infrastructure and other public amenities	Not Applicable	
14	Solid waste management and disposal work	0%	Solid waste management systems will initiate concurrently with sewage treatment from July 1, 2026, and are projected for completion within 3 to 4 months.
15	Other Miscellaneous Works		The remaining miscellaneous works encompass a variety of finishing, repair, and ancillary tasks critical to the overall project completion and operational readiness. These include final quality assurance inspections, rectification of snag lists, and restoration works necessitated by the heavy equipment and vehicular movements throughout the construction phases. Activities such as fine-tuning the alignment and compaction of the road base, completing minor civil repairs in footpaths, and reinstating landscaping elements disturbed during ongoing utility installations fall under this scope. Coordination with electrical teams will ensure that underground cabling and street lighting poles are securely installed and connected without interface conflicts. Furthermore, this phase includes comprehensive testing and commissioning of water supply lines, sewer and drainage systems, and the integration of stormwater management features. The objective is to meet all regulatory standards and project specifications before handing over the development. Based on the current progress trajectory, these miscellaneous and finishing works are projected to be finalized between January and February 2027, ensuring a seamless transition to the possession stage.