

ARCHITECT'S CERTIFICATE (On Letter Head)**Form-REG-1**

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date: 10-10-2025

Information as on 22-09-2025

Subject: Certificate of Percentage of work done for 2nd Phase of the "Eldeco City" Project having RERA Registration No UPRERAPRJ412910 situate in Village Dohna Pritam Rai, Bilwa & Piperia (Ghanghora), Nainital Road, adjoining to Reliance Petrol Pump, Near Toll Plaza, Bareilly, U.P. Tehsil Bareilly Competent/ Development Bareilly Development Authority, Bareilly, Uttar Pradesh, 243005 admeasuring 20.2197 Acres area being developed by Eldeco Infrabuild Ltd.

I, Aditiya Panchal, have undertaken assignment as Architect for certifying Percentage of work done on 363 No. of Plot(s) of the 1st Phase of the "Eldeco City" Project situated on the Khasra No. 476P, 502P, 503P, 504, 505, 506P, 507P, 509P, 512P, 898P, 438, 439P, 440P, 441. of village-Dohna Pritam Rai, Bilwa & Piperia (Ghanghora), Nainital Road, adjoining to Reliance Petrol Pump, Near Toll Plaza, Bareilly, U.P. Tehsil Bareilly Competent/ Development Bareilly Development Authority, Bareilly, Uttar Pradesh, 243005 admeasuring 20.2197 Acres area being developed by Eldeco Infrabuild Ltd.

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) Shri. Kulmeet Shangari (ACPL) as Architect
- (ii) Shri. Sharad Gupta as Structural Consultant
- (iii) Shri Anand Havelia as MEP Consultant
- (iv) Shri Ranjan Gupta as Site In-Charge

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					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	43	100%	01-03-2020	31-12-2023
2	Total Number of Basement and Plinth	43	100%	15-08-2020	15-04-2024
3	Total Number of Podiums	N/A		NA	
4	Stilt Floor	N/A			
5	Total Number of Slabs of Super Structure	43	100%	15-11-2020	16-10-2024
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		100%	15-04-2022	15-04-2024
7	Sanitary Fittings within the Flat/Premises,		100%	15-04-2022	15-04-2024
8	Electrical Fitting within the Flat/Premises		100%	15-04-2022	15-04-2024
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		100%	15-07-2022	15-07-2023

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10/10/25

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10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		100%	15-04-2022	15-04-2024
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.		100%	15-08-2023	15-08-2024
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.		100%	15-10-2019	16-06-2025

(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	100%	01-01-2021	25-05-2024
2	Water Supply/Drinking Water Facilities	100%	01-01-2021	25-05-2024
3	Sewerage (chamber, lines, Septic Tank, STP)	100%	01-01-2021	25-05-2024
4	Storm Water Drain	100%	01-01-2021	25-05-2024
5	Landscaping & Tree Planting	100%	01-08-2021	15-08-2023
6	Street Lighting	100%	01-08-2022	30-07-2023
7	Community Buildings	100%	01-03-2021	30-06-2023
8	Treatment & Disposal of Sewage and Sullage water /STP	100%	20-08-2021	31-05-2023
9	Solid Waste Management & Disposal			
10	Water Conservation, Rainwater Harvesting	100%	15-03-2022	30-01-2023
11	Energy Management/Use of Renewable Energy			
12	Fire Protection and Fire Safety Requirements	100%	01-05-2024	01-07-2024
13	Electrical Sub Station, Control Panel & Meter Room	100%	01-08-2022	30-07-2023
14	Receiving Station	100%	01-08-2022	30-07-2023
15	Plan of Development Works	N/A		
16	Emergency Evacuation Services	N/A		
17	Common Facilities in Basement	N/A		
18	Others, if any (please specify)	N/A		

Yours Faithfully

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ADITYA PANCHAL (L.S./Architect)

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