

ARCHITECT'S CERTIFICATE

No.....

Date: 31.12.2024

Subject: Certificate of Percentage of Completion of Construction Work of the 363 No. of Plot(s) of the 2nd Phase of the Project situated on the Khasra No. 476P, 502P, 503P, 504, 505, 506P, 507P, 509P, 512P, 898P, 438, 439P, 440P, 441. Plot no Demarcated by its boundary Latitude- 28°27'27.75"N ,Longitude -79°26'13.58"E to the North, Latitude- 28°27'01.34"N ,Longitude -79°26'11.80"E to the South, Latitude- 28°27'25.93"N ,Longitude -79°26'17.83"E to the East, Latitude- 28°27'15.34"N ,Longitude -79°26'01.01"E to the West 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. being developed by M/s Eldeco Infrabuild Ltd. having RERA Registration No UPRERAPRJ412910.

We Anupam Architects & Interior Designers have undertaken assignment as Architect of certifying Percentage of Completion Work of the 363 No. of Plot(s) of the 2nd Phase of the Project situated on the Khasra No. 476P, 502P, 503P, 504, 505, 506P, 507P, 509P, 512P, 898P, 438, 439P, 440P, 441. Plot no Demarcated by its boundaries Latitude- 28°27'27.75"N, Longitude -79°26'13.58"E to the North, Latitude- 28°27'01.34"N, Longitude -79°26'11.80"E to the South, Latitude- 28°27'25.93"N, Longitude -79°26'17.83"E to the East, Latitude- 28°27'15.34"N, Longitude -79°26'01.01"E to the West 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. being developed by M/s Eldeco Infrabuild Ltd.

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

- (i) Shri. Anupam Saxena as Architect
- (ii) Shri. Sharad Gupta as Structural Consultant
- (iii) Shri Anand Havelia as MEP Consultant

Based on Site Inspection, with respect to each of the Plot(s) 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 Plot(s) of the Real Estate Project having RERA Registration No UPRERAPRJ412910 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 A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	number of Basement(s) and Plinth	Na
3	number of Podiums	Na
4	Stilt Floor	Na
5	number of Slabs of Super Structure	99%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	92%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	92%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	99%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	90%
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	NA

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 & Footpaths	Yes	For Roads 3 layer WBM, bitumen carpet on top and Kerb stone etc For Footpaths :- Pavers over a base of PCC	100%



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ARCHITECT
CA/2019/114263

2	Water Supply	Yes	Water supply through Bore Well/ Municipal supply collected in under ground water tank and pumped to Overhead water tank, further distribution from Over Head tank to individual units under gravity	100%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes	Sewer system with RCC NP2 pipes connected to STP, treated water will be used for gardening and flushing, excess treated water would be disposed in Municipal line.	100%
4	Strom Water Drains	Yes	Storm water Drain System with RCC NP2 pipes connected to Rain water harvesting pits.	100%
5	Landscaping & Tree Planting	Yes	Parks will be provided as per approved plan Tree planting will be provided as per approved plan	100%
6	Street Lighting	Yes	Electrical supply including street light will be provided as per the Scheme approval.	100%
7	Community Buildings/ Club	Yes		100%
8	Treatment and disposal of sewage and sullage water	Yes	Sewer system with RCC NP2 pipes connected to STP, treated water will be used for gardening and flushing, excess treated water would be disposed in Municipal line.	100%
9	Solid Waste management & Disposal	Yes	Would be provided as per guidelines given in EC approval	0
10	Water conservation, Rain water harvesting	Yes	Rain water harvesting pits are planned (as required) for recharging of under ground water aquifers	100%
11	Energy management	Yes	Solar panel will be used as far as possible for energy conservation. CFL/ LED bulbs would be used for common area lighting.	0
12	Fire protection and fire safety requirements	Yes	Fire Hydrant would be provided as per norms	0
13	Electrical meter room, sub-station, receiving station	Yes	Electrical supply including street light will be provided as per the Scheme approval.	100%
14	Other (Option to Add more)	Yes	Civil work, Boundary wall and main gate would be constructed for security of the complex, CCTV camera would be used on main gate for visitor monitoring.	99%
15	EWS & LIG	Yes	Structure Work	100%



Yours Faithfully

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ADITYA PANCHAL (L.S./Architect)
(License NO. CA/2019/114263)
Date: 31-12-2024

FORM-R

ENGINEER'S CERTIFICATE

Date:- 31/12/2024

Subject: Certificate of Percentage of Completion of Construction Work of 363 No. of Plot(s) of the 2nd Phase of the Project situated on the Khasra No. 476P, 502P, 503P, 504, 505, 506P, 507P, 509P, 512P, 898P, 438, 439P, 440P, 441 Plot no Demarcated by its boundarie Latitude- 28°27'27.75"N ,Logitude -79°26'13.58"E to the North, Latitude- 28°27'01.34"N ,Logitude -79°26'11.80"E to the South, Latitude- 28°27'25.93"N ,Logitude -79°26'17.83"E to the East, Latitude- 28°27'15.34"N ,Logitude -79°26'01.01"E to the West 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. being developed by M/s Eldeco Infrabuild Ltd.

I **Minaz Mohd. Khan** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **363** No. of Plot(s) of the **2nd** Phase of the 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. having RERA Registration No UPRERAPRJ412910.**

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

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

- (i) Shri. **Anupam Saxena** as Architect
- (ii) Shri. **Sharad Gupta** as Structural Consultant
- (iii) Shri **Anand Havelia** as MEP Consultant

2. The project is still to start. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate the Total Cost for completion of the project under reference as Rs. 5760.67 **lacs** (Total of S.No. 1 in Tables A B28and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the Plot(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
4. The estimated actual cost incurred till **31.12.2024** date is calculated at Rs. **7255.06 lacs** (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at
Rs. -1494.39 lacs (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the till date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3410.67
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	3410.67
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	950
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	127.85%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B

Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	2350
2	Cost incurred as on_(based on the actual cost incurred as per records)	2350.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	544.39
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1) *100)	123.17%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer
Name


Chartered Engineer
MINHAJ MOHD. KHAN
M - 1586955

Date: 12/31/2024