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.- 6

Date: 09-04-2026
Information as on: 31-03-2026

Subject: Certificate of Percentage of work done for the Project ELDECO HANGING GARDENS [UPRERAPRJ330066/04/2025] situate in Sector- IV, Udyan-II, Raksha Khand, Tehsil- Sarojini Nagar, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226025 admeasuring 9363.49 sq.mts. area being developed by M/s Eldeco Housing & Industries Ltd. [UPRERAPRM21].

I/We M/s Design Forum International have undertaken assignment as Architect for certifying Percentage of work done for the Project ELDECO HANGING GARDENS [UPRERAPRJ330066/04/2025], situate on the Khasra No. 614, 616, 681, 682 & 683 /Plot No. GH-02 of Sector- IV, Udyan-II, Raksha Khand, Tehsil- Sarojini Nagar, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN-226025 admeasuring 9363.49 sq.mts. area being developed by M/s Eldeco Housing & Industries Ltd. [UPRERAPRM21].

1. Following technical professionals are appointed by Promoter: -

(i) M/s Design Forum International as Architect
(ii) M/s NNC Design International as Structural Consultant
(iii) M/s CESPL as MEP Consultant
(iv) Shri Ajay Kumar Srivastava 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 - A

Building/Wing/ Block /Tower Number or Name		Eldeco Hanging Gardens (03 Towers T1, T2 & T3 Having 136 Flats with Basement+Club)			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		90.28%	26.05.2025	In Progress
2	Total Number of Basement and Plinth	1	75.63%	25.06.2025	In Progress
3	Total Number of Podiums	0	-	-	-
4	Stilt Floor		68.58%	20.12.2025	In Progress
5	Total Number of Slabs of Super Structure	12	2.83%	11-02-2026	In Progress
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		1.00%	11-02-2026	In Progress
7	Sanitary Fittings within the Flat/Premises		0.00%		
8	Electrical Fitting within the Flat/Premises		0.00%		
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		6.09%	11.12.2025	In Progress
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0.00%		
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.		2.64%	05.02.2025	In Progress
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.		0.00%		

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

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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	0.00%		
2	Water Supply/Drinking Water Facilities	0.00%		
3	Sewerage (chamber, lines, Septic Tank, STP)	0.00%		
4	Storm Water Drain	0.00%		
5	Landscaping & Tree Planting	5.54%	18.07.2024	In Progress
6	Street Lighting	0.00%		
7	Community Buildings	0.00%		
8	Treatment & Disposal of Sewage and Sullage water /STP	0.00%		
9	Solid Waste Management & Disposal	0.00%		
10	Water Conservation, Rainwater Harvesting	0.00%		
11	Energy Management/Use of Renewable Energy	0.00%		
12	Fire Protection and Fire Safety Requirements	0.00%		
13	Electrical Sub Station, Control Panel & Meter Room	0.00%		
14	Receiving Station	-	-	-
15	Plan of Development Works (Sales Gallery etc.)	60.09%	26.02.2025	In Progress
16	Emergency Evacuation Services	0.00%		
17	Common Facilities in Basement	0.00%		
18	Others, if any (please specify) Project Clearance Fees	77.10%	05.02.2025	In Progress

Yours Faithfully

ANUJ PRABHAKAR
B.ARCH., CA/2007/39854

Signature of Architect

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