

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 - 01

Date: 28-05-2026

Information as on 31-03-2026

Subject: Certificate of Percentage of Completion of Construction Work of 1 (One) No. of Tower of the Project "Neo Downtown" (UPRERAPRJ369783/09/2025) 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 Ashish Srivastava have undertaken assignment as Architect for certifying Percentage of work done for the Project Project "Neo Downtown" (UPRERAPRJ369783/09/2025) 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 Promoter: -

- (i) M/s Sikka Association as Licensed Surveyor / Architect
- (ii) M/s Sikka Association as Structural Consultant
- (iii) M/s Sikka Association as MEP Consultant
- (iv) M/s Shivam 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 - A1

Building/Wing/ Block /Tower Number or Name		Tower A			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	01-09-2025	31-10-2025
2	Total Number of Basement and Plinth	2	30%	01-03-2026	31-07-2026
3	Total Number of Podiums		NA	NA	NA
4	Stilt Floor		19%	01-07-2026	30-09-2026
5	Total Number of Slabs of Super Structure	8	0%	06-07-2026	08-01-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	01-04-2028	31-03-2030
7	Sanitary Fittings within the Flat/Premises,		0%	01-05-2028	31-04-30

8	Electrical Fitting within the Flat/Premises		0%	01-06-2028	31-05-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	01-04-2028	31-10-2029
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%	01-12-2025	31-12-2025
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.		0%	01-04-2028	31-03-2030
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%	29-05-2026	31-03-2030

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%	01-02-2029	01-05-2030
2	Water Supply/Drinking Water Facilities	0%	01-03-2028	01-12-2029
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	01-10-2028	01-02-2030
4	Storm Water Drain	0%	01-10-2029	01-02-2030
5	Landscaping & Tree Planting	0%	01-01-2028	01-06-2028
6	Street Lighting	0%	01-12-2028	01-04-2030
7	Community Buildings	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	01-12-2029	01-02-2030
9	Solid Waste Management & Disposal	0%	01-12-2029	01-02-2030
10	Water Conservation, Rainwater Harvesting	0%	01-12-2029	01-02-2030
11	Energy Management/Use of Renewable Energy	0%	01-12-2029	01-02-2030
12	Fire Protection and Fire Safety Requirements	0%	01-12-2027	01-12-2028
13	Electrical Sub Station, Control Panel & Meter Room	0%	01-05-2029	01-07-2030
14	Receiving Station	0%	01-05-2029	01-07-2030
15	Plan of Development Works	0%	01-05-2029	01-07-2030
16	Emergency Evacuation Services	0%	01-05-2029	01-07-2030
17	Common Facilities in Basement	NA	NA	NA
18	Others, if any (Boundary Wall, etc)	0%	01-05-2029	01-07-2030

Yours Faithfully

Signature & Name of Architect : Raman Sikka
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