



# espaces

ARCHITECTS, ENGINEERS, PLANNER  
VALUER, INTERIOR DESIGNERS

**Ar. Sanjay Kumar Gupta**

108, FIRST FLOOR  
CORPORATE CHAMBER-1  
VIBHUTI KHAND, GOMTI NAGAR  
LUCKNOW-226 010, PHONE : 0522-4065958  
e-mail : espaces.arch@gmail.com

**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.- 2

Date: 12-01-2026

Information as on: 31-12-2025

**Subject: Certificate of Percentage of work done for the Project ELDECO SOLANO GARDENS [UPRERAPRJ416310/01/2026] situate in Village- Khujoli & Dharmangat Khera, New Jail Road, Tehsil- Mohanlalganj, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226301 admeasuring 210576.00 sq.mts. area being developed by M/s Eldeco Housing & Industries Ltd. [UPRERAPRM21].**

I Sanjay Kumar Gupta have undertaken assignment as Architect for certifying Percentage of work done for the Project ELDECO SOLANO GARDENS [UPRERAPRJ416310/01/2026], situate on the Khasra No. 230, 234, 234B, 235, 236, 237, 247A, 247B, 249, 250, 251, 252, 253, 255A, 255B, 256A, 257, 371, 374, 375 MI, 377, 378 / 443, 972, 973, 974, 975, 976, 978, 979, 980, 981, 983, 984 & 985 of Village- Khujoli & Dharmangat Khera, New Jail Road, Tehsil- Mohanlalganj, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226301 admeasuring 210576.00 sq.mts. area being developed by M/s Eldeco Housing & Industries Ltd. [UPRERAPRM21].

1. Following technical professionals are appointed by Promoter: -
  - (i) M/s Espaces (Ar. Sanjay Kumar Gupta) & M/s ARCOP Associates Private Ltd. as Architect
  - (ii) M/s Steadfast Structural Consultants as Structural Consultant
  - (iii) M/s MKG Engineering Services (P) Ltd. as MEP Consultant
  - (iv) Shri Anil Rai 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<br>Number or Name |                                                                                                                                                                                                                                                                                                                                                                               | Eldeco Solano Gardens (Construction of 171 Villas) |                |                        |                      |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------|------------------------|----------------------|
| S.No                                          | Task / Activity                                                                                                                                                                                                                                                                                                                                                               | Number                                             | %<br>Work Done | Activity<br>Start Date | Activity<br>End Date |
| 1                                             | Excavation & Earth Filling                                                                                                                                                                                                                                                                                                                                                    |                                                    | 1.33%          | 03.07.2025             | 30.06.2028           |
| 2                                             | Total Number of Basement and Plinth                                                                                                                                                                                                                                                                                                                                           | 171                                                |                |                        |                      |
| 3                                             | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                       | N.A.                                               | -              | -                      | -                    |
| 4                                             | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   | N.A.                                               | -              | -                      | -                    |
| 5                                             | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                      | 342                                                |                |                        |                      |
| 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                                                                                                                                                                                                                                                                                                                                    |                                                    |                |                        |                      |
| 8                                             | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                   |                                                    |                |                        |                      |
| 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.....)

12/1/26

Table - A2

| Table - A2                                 |                                                                                                                                                                                                                                                                                                                                                                               |                                                       |             |                     |                   |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------|---------------------|-------------------|
| Building/Wing/ Block /Tower Number or Name |                                                                                                                                                                                                                                                                                                                                                                               | Eldeco Solano Gardens (Construction of Club Building) |             |                     |                   |
| S.No                                       | Task / Activity                                                                                                                                                                                                                                                                                                                                                               | Number                                                | % Work Done | Activity Start Date | Activity End Date |
| 1                                          | Excavation & Earth Filling                                                                                                                                                                                                                                                                                                                                                    |                                                       |             |                     |                   |
| 2                                          | Total Number of Basement and Plinth                                                                                                                                                                                                                                                                                                                                           | 1                                                     |             |                     |                   |
| 3                                          | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                       | N.A.                                                  | -           | -                   | -                 |
| 4                                          | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   | N.A.                                                  | -           | -                   | -                 |
| 5                                          | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                      | 3                                                     |             |                     |                   |
| 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                                                                                                                                                                                                                                                                                                                                    |                                                       |             |                     |                   |
| 8                                          | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                   |                                                       |             |                     |                   |
| 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.....)

12/1/26

**Table - B**

Internal and external development works (common facilities) in respect of the entire registered project

| S.No | Internal/External Development Work<br>(Common Facilities) | %<br>Work Done | Activity<br>Start Date | Activity<br>End Date |
|------|-----------------------------------------------------------|----------------|------------------------|----------------------|
| 1    | Internal Roads & Footpaths                                | 2.38%          | 20.06.2025             | 30.06.2028           |
| 2    | Water Supply/Drinking Water Facilities                    |                |                        |                      |
| 3    | Sewerage (chamber, lines, Septic Tank, STP)               |                |                        |                      |
| 4    | Storm Water Drain                                         | 0.43%          | 01.06.2025             | 30.08.2027           |
| 5    | Landscaping & Tree Planting                               |                |                        |                      |
| 6    | Street Lighting                                           |                |                        |                      |
| 7    | Community Buildings                                       |                |                        |                      |
| 8    | Treatment & Disposal of Sewage and Sullage water          |                |                        |                      |
| 9    | Solid Waste Management & Disposal                         |                |                        |                      |
| 10   | Water Conservation, Rainwater Harvesting                  |                |                        |                      |
| 11   | Energy Management/Use of Renewable Energy                 |                |                        |                      |
| 12   | Fire Protection and Fire Safety Requirements              | N.A.           | -                      | -                    |
| 13   | Electrical Sub Station, Control Panel & Meter Room        |                |                        |                      |
| 14   | Receiving Station                                         | N.A.           | -                      | -                    |
| 15   | Plan of Development Works                                 | 13.06%         | 01.03.2025             | 30.03.2029           |
| 16   | Emergency Evacuation Services                             | N.A.           | -                      | -                    |
| 17   | Common Facilities in Basement                             | N.A.           | -                      | -                    |
| 18   | Others, if any (please specify)                           | 32.20%         | 01.11.2024             | 23.07.2030           |

Yours Faithfully

Signature of Architect

Name of Architect: Sanjay Kumar Gupta

(License no.: CA/89/12382)

Mobile No.: 94151 14589

Email ID: espaces.arch@gmail.com