

ARCHITECT'S CERTIFICATE

No.....

Date: 30.06.2025

Subject: Certificate of Percentage of Completion of Construction Work of 177 No. of Plot(s) of the 1st Phase of the "Eldeco City" Project situated on the Khasra No. 476P, 477P, 501P, 502P, 503P, 506P, 507P, 509P, 512P, 513P, 898, 439P, 440. 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 13.80 Acres area being developed by Eldeco Infrabuild Ltd. having RERA Registration No UPRERAPRJ712792 .

We **Aditya Panchal** have undertaken assignment as Architect of certifying Percentage of Completion Work of 177 No. of Plot(s) of the **1st Phase** of the "Eldeco City" Project situated on the Khasra No. 476P, 477P, 501P, 502P, 503P, 506P, 507P, 509P, 512P, 513P, 898, 439P, 440. 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 13.80 Acres area being developed by 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 UPRERAPRJ712792** 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	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	100%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	100%
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%
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%



ADITYA PANCHAL
ARCHITECT
CA/2019/114263

3	Sewerage (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	Storm 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	No		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	No	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.	100%



Yours Faithfully

ADITYA PANCHAL
ARCHITECT
CA/2019/114263

ADITYA PANCHAL (L.S./Architect)
(License NO. CA/2019/114263)