

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No – BAA/AIS/2025-26/18

Date: 31.06.2026

Subject: Certificate of Completion of Construction Work of Commercial/Shops comprising of 161 no's of shops/units of the project THE GALLERIA of the Project UPRERA Registration Number UPRERAPRJ849199 situated on the Plot no C-4/32, Sector-4, Gomti Nagar Extn, Lucknow, UP, Demarcated by its boundaries (latitude and longitude of the end points) 26.834259 Latitude & 81.003021.453851 longitude Tehsil Lucknow Competent/ Development authority- Lucknow Development Authority, District - Lucknow, plot admeasuring 2175.62 sq.mts. area being developed by M/s AIS Developer LLP and Mr.Vinay Kumar (land owner).

I Ashish Bhatnagar have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Construction Work of commercial/shops building comprising of 161 no.s of shops/units of project THE GALLERIA, situated on the Plot no C-4/32, Sector-4, Gomti Nagar Extn, Lucknow, UP, tehsil lucknow competent/development authority – Lucknow Development Authority, District - Lucknow, admeasuring 2175.62 sq.mts. area being developed by M/s AIS Developer LLP and Mr.Vinay Kumar (land owner).

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

- (i) M/s Bhatnagar and Associates as L.S. / Architect ;
- (ii) M/s Konzept Design Consortium Pvt Ltd
- (iii) M/s K K Falgunan as MEP Consultant
- (iv) Shri K C Sharma as Site In Charge

Based on Site Inspection, with respect to each of the Buildings/Blocks/Towers of the aforesaid Commercial Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Commercial Project as registered vide number UPRERAPRJ849199 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.


ASHISH BHATNAGAR
ARCHITECT
CA/2004/34182

Redg. Off. : A-2, Flat No. C-4, Chattarpur Enclave, Phase –II, New Delhi – 68
Branch Off. : B-242, First Floor, Chattarpur Enclave, Phase –II, New Delhi – 74

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5	Landscaping & Tree Planting	Yes	Landscaping & Tree Planting	5%
6	Lighting Pool	Yes		-
7	Treatment and disposal of sewage and sullage water	N.A	Not Applicable	-
8	Solid Waste management & Disposal	N.A	Not Applicable	-
9	Water conservation, Rain water harvesting	Yes	RWH for for THE GALLERIA comprising 161 shops/units	-
10	Fire protection and fire safety requirements	Yes	Fire protection and fire safety requirements for THE GALLERIA comprising 161 shops/units	-
11	Electrical meter room, sub-station, receiving station	Yes		-

 **ASHISH BHATNAGAR**

Yours Faithfully ARCHITECT

Signature & Name 2004/34182

Ashish Bhatnagar – Architect

B.Arch.

CA/2004/34182

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	Footings, Retaining wall, walls and column up to stilt level (Lower Ground Floor)	100%
3	Slabs of Super Structure	100%
4	Internal walls, Internal Plaster, Flooring within shops/Premises, Shutter (Doors and Windows) in the shops/Premises	95%
5	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	-
6	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	25%
7	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	5%
8	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	-

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	Footpaths for THE GALLERIA comprising 161 shops/units	-
2	Water Supply	Yes		-
3	Sewerage (chamber, lines)	Yes	Sewerage (Chamber, Lines) for THE GALLERIA comprising 161 shops/units	-
4	Storm Water Drains	Yes	Storm Water Drains for THE GALLERIA comprising 161 shops/units	-

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