

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.- 13

Date: 10/14/2025

Information as on: 9/30/2025

Subject: Certificate of Percentage of work done for the Project ELDECO LATITUDE 27 [UPRERAPRJ382100] situate in Eldeco City, IIM Road, Lucknow, Village- Muttakipur, Tehsil- Bakshi Ka Talab, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226013 admeasuring 14282.13 sq.mts. area being developed by M/s Eldeco Housing & Industries Ltd. [UPRERAPRM21].

I/We M/s BIAS+Architecture have undertaken assignment as Architect for certifying Percentage of work done for the Project ELDECO LATITUDE 27 [UPRERAPRJ382100], situate Eldeco City, IIM Road, Lucknow on the Khasra No. 239, 313Sa, 314, 315, 316, 317, 319, 329Ka (M), 330 & 331 Kha /Plot no. GH-03 of Village- Muttakipur, Tehsil- Bakshi Ka Talab, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226013 admeasuring 14282.13 sq.mts. area being developed by M/s Eldeco Housing & Industries Ltd. [UPRERAPRM21].

1. Following technical professionals are appointed by Promoter: -
 - (i) M/s BIAS+ Architecture as Architect
 - (ii) M/s TPC Pvt. Ltd. as Structural Consultant
 - (iii) M/s Rivulet Engineering as MEP Consultant
 - (iv) Shri P.N. 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 Number or Name		Eldeco Latitude 27			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100.00%	02.03.2023	10.04.2023
2	Total Number of Basement and Plinth	1	90.00%	16.04.2023	In Progress
3	Total Number of Podiums	0			
4	Stilt Floor		100.00%	16.04.2023	30.05.2023
5	Total Number of Slabs of Super Structure	15	74.00%	16.04.2023	In Progress

6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		30.00%	05.10.2023	In Progress
7	Sanitary Fittings within the Flat/Premises		5.00%	10.09.2024	In Progress
8	Electrical Fitting within the Flat/Premises		8.00%	10.09.2024	In Progress
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		74.00%	16.04.2023	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		20.00%	15.07.2025	In Progress
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.		14.00%	10.11.2024	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.		54.32%	07.11.2022	In Progress
(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.....)					

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	17.07%	02.09.2024	In Progress
2	Water Supply/Drinking Water Facilities			
3	Sewerage (chamber, lines, Septic Tank, STP)	49.32%	20.04.2025	In Progress
4	Storm Water Drain	32.66%	20.04.2025	In Progress
5	Landscaping & Tree Planting	9.41%	02.09.2024	In Progress
6	Street Lighting			
7	Community Buildings			
8	Treatment & Disposal of Sewage and Sullage water /STP			
9	Solid Waste Management & Disposal			
10	Water Conservation, Rainwater Harvesting			

11	Energy Management/Use of Renewable Energy	2.75%	02.09.2024	In Progress
12	Fire Protection and Fire Safety Requirements			
13	Electrical Sub Station, Control Panel & Meter Room			
14	Receiving Station			
15	Plan of Development Works (Sales Gallery etc.)	49.98%	02.01.2023	In Progress
16	Emergency Evacuation Services			
17	Common Facilities in Basement	10.68%	02.09.2024	In Progress
18	Others, if any (please specify) Project Clearance Fees	99.83%	07.11.2022	In Progress

Yours Faithfully

For BIAS+ARCHTECTURE



**SYED MOHD. IMRAN
CA 93/16665**

Signature of Architect

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