

ARCHITECT'S CERTIFICATE
Date: 30/Jun/2025

Subject: Certificate of Percentage of Completion of Construction Work of **ELDECO LATITUDE-27** at Eldeco City, IIM Road, Lucknow No. of Building(s)/ **05 Block(s)/Tower(s) A, B, C, D & E with Basement and Club** having **281 flats** of the Project **[UPRERAPRJ382100]** situated on Khasra No. **239, 313Sa, 314, 315, 316, 317, 319, 329Ka (M), 330 & 331 Kha** /Plot no. **GH-03**. Demarcated by its boundaries (latitude and longitude of the end points) **26°56'1.96"N** to the North **80°54'40.94"E** to the South **26°56'1.96"N** to the East **80°54'40.94"E** to the West of Village-Muttakipur, Tehsil-Bakshi Ka Talab, Competent/ Development Authority-Lucknow Development Authority (LDA), District-Lucknow, PIN-226013 admeasuring **14282.13 sq.mtrs.** area being developed by **Eldeco Housing & Industries Ltd.**

I/We **M/s BIAS+Architecture** have undertaken assignment as Architect / Licensed Surveyor for certifying Percentage of Completion of Construction Work of **ELDECO LATITUDE-27** at Eldeco City, IIM Road, Lucknow No. of Building(s)/ **05 Block(s)/Tower(s) A, B, C, D & E with Basement and Club** having **281 flats** of the Project, situated on 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.mtrs.** area being developed by **Eldeco Housing & Industries Ltd.**

Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt **M/s BIAS Architecture** as L.S. / Architect
- (ii) M/s/Shri/Smt **M/s TPC Pvt. Ltd.** as Structural Consultant
- (iii) M/s/Shri/Smt **M/S Rivulet Engineering** as MEP Consultant
- (iv) M/s/Shri/Smt **Shri P.N Rai** as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers 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 Buildings /Blocks/Towers of the Real Estate Project as registered vide number **UPRERAPRJ382100** 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

S. No.	Task/Activity	% of Work Done
1.	Excavation	100.00%
2.	01 number of Basement(s) and Plinth	68.00%
3.	00 number of Podiums	0.00%
4.	Stilt Floor	80.00%
5.	15 number of Slabs of Super Structure	62.67%
6.	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	10.00%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0.71%
8.	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	62.67%
9.	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0.00%
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	5.00%

Table B
Internal & External Development Works in Respect of the Entire Registered Phase

S. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	% of Work Done
1.	Internal Roads & Foothpaths	Yes	Continuous linked pathways in the complex provided to enable people to have a walkable neighbourhood. The road will be a combination of concrete and pavers	5.00%
2.	Water Supply	Yes	Refer document no RE-P105-RERA-A-001	0.00%
3.	Sewarage (chamber, lines, Septic Tank, STP)	Yes	Refer document no RE-P105-RERA-A-002	15.00%
4.	Strom Water Drains	Yes	Refer document no RE-P105-RERA-A-003	15.00%
5.	Landscaping & Tree Planting	Yes	All the green pockets shall have grass cover with a minnum paved area and sitting/play arrangements. Low height plantation shall be part of it. 4.5 to 6 mt high trees shall be along main running internal roads.	0.00%
6.	Street Lighting	Yes	Street light with adequate light is being proposed by landscape consultatnt	2.00%
7.	Community Buildings	Yes	A well designed club is part of scheme.	0.00%
8.	Treatment and disposal of sewage and sullage water	Yes	Refer document no RE-P105-RERA-A-004	0.00%
9.	Solid Waste management & Disposal	Yes	Collection/Disposal of solid waste shall be coordinated with Lucknow Nagar Nigam.	0.00%
10.	Water conservation, Rain water harvesting	Yes	Refer document no RE-P105-RERA-A-005	0.00%
11.	Energy management	Yes	Refer document no RE-P105-RERA-A-008	0.00%
12.	Fire protection and fire safety requirements	Yes	Refer document no RE-P105-RERA-A-007	0.00%
13.	Electrical meter room, sub-station, receiving station	Yes	Refer Annexure - 011	0.00%
14.	Other (Option to Add more)			

Yours Faithfully

For BIAS+ARCHITECTURE


Proprietor

SYED MOHD. IMRAN
CA 93 /16665

SYED MOHAMMED IMRAN

Signature & Name of L.S./Architect

(License NO- CA/93/16665)

Date: 30/Jun/2025