



espaces

ARCHITECTS, ENGINEERS, PLANNER
VALUER, INTERIOR DESIGNERS

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ARCHITECT'S CERTIFICATE

Form-REG-1

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No. - 11

Date: 12-01-2026

Information as on: 31-12-2025

Subject: Certificate of Percentage of work done for the Project **ELDECO IMPERIA PHASE-II** [UPRERAPR]396763] situate in Village- Jaitikhera, Tehsil- Sarojni Nagar, Competent/Development Authority- Uttar Pradesh State Industrial Development Authority (UPSIDA), District- Lucknow, PIN- 226301 admeasuring 114892.00 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 IMPERIA PHASE-II [UPRERAPR]396763], situate on the Khasra No. 67, 69, 72, 73, 75, 76, 77, 78, 79, 80, 82, 84, 85, 86, 86Sa, 88, 89, 90, 91, 92, 93, 94, 101, 102, 106Sa, 107Sa, 119, 122, 123, 124, 125, 126, 129, 131, 138, 139, 140 & 293Sa of Village- Jaitikhera, Tehsil- Sarojni Nagar, Competent/Development Authority- Uttar Pradesh State Industrial Development Authority (UPSIDA), District- Lucknow, PIN- 226301 admeasuring 114892.00 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) as Architect
 - (ii) M/s ATS Structural Consultants as Structural Consultant
 - (iii) M/s Paradise Consultants as MEP Consultant
 - (iv) Shri K.B. Tiwari 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 Imperia Phase-II (Development of 477 Villas/Plots)			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation & Earth Filling		99.57%	01.05.2024	In Progress
2	Total Number of Basement and Plinth		98.87%	15.05.2024	In Progress
3	Total Number of Podiums	N.A.	-	-	-
4	Stilt Floor	N.A.	-	-	-
5	Total Number of Slabs of Super Structure		95.29%	01.08.2024	In Progress
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		64.69%	01.10.2024	In Progress
7	Sanitary Fittings within the Flat/Premises		25.28%	01.02.2025	In Progress
8	Electrical Fitting within the Flat/Premises		21.03%	01.04.2025	In Progress
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		41.62%	01.08.2024	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		47.99%	01.07.2025	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.		0.00%		
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.		77.82%	01.07.2023	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.....)					

22/11/26

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	84.55%	01.11.2024	In Progress
2	Water Supply/Drinking Water Facilities	69.08%	01.11.2024	In Progress
3	Sewerage (chamber, lines, Septic Tank, STP)	65.64%	01.09.2024	In Progress
4	Storm Water Drain	68.02%	01.09.2024	In Progress
5	Landscaping & Tree Planting	60.29%	01.06.2025	In Progress
6	Street Lighting	39.20%	01.08.2025	In Progress
7	Community Buildings	N.A.	-	-
8	Treatment & Disposal of Sewage and Sullage water /STP	76.16%	01.04.2024	In Progress
9	Solid Waste Management & Disposal	0.00%		
10	Water Conservation, Rainwater Harvesting	88.20%	01.05.2024	26.09.2025
11	Energy Management/Use of Renewable Energy	68.03%	01.05.2025	In Progress
12	Fire Protection and Fire Safety Requirements	N.A.	-	-
13	Electrical Sub Station, Control Panel & Meter Room	N.A.	-	-
14	Receiving Station	0.00%	-	-
15	Plan of Development Works	80.17%	01.05.2024	In Progress
16	Emergency Evacuation Services	N.A.	-	-
17	Common Facilities in Basement	N.A.	-	-
18	Others, if any (please specify) Earth Filling & Project Clearance Fees etc.	87.22%	15.09.2023	In Progress

Yours Faithfully

Signature of Architect

Name of Architect: Sanjay Kumar Gupta

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