



espaces

ARCHITECTS, ENGINEERS, PLANNER
VALUER, INTERIOR DESIGNERS

Ar. Sanjay Kumar Gupta

108, FIRST FLOOR
CORPORATE CHAMBER-1
VIBHUTI KHAND, GOMTI NAGAR
LUCKNOW-226 010, PHONE : 0522-4065958
e-mail : espaces.arch@gmail.com

Form-REG-1

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.- 10

Date: 14-10-2025

Information as on: 30-09-2025

Subject: Certificate of Percentage of work done for the Project ELDECO IMPERIA PHASE-II [UPRERAPRJ396763] 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 [UPRERAPRJ396763], 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

Eldeco Imperia Phase-II					
Building/Wing/ Block /Tower					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		95.08%		In Progress
2	Total Number of Basement and		98.39%		In Progress
3	Total Number of Podiums	N.A.	-	-	-
4	Stilt Floor	N.A.	-	-	-
5	Total Number of Slabs of Super Structure		88.42%		In Progress
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		41.84%		In Progress
7	Sanitary Fittings within the Flat/Premises		12.64%		In Progress
8	Electrical Fitting within the Flat/Premises		10.52%		In Progress
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		20.81%		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		20.19%		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.				
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.....)

Table - B

Internal/External Development Work (Common Facilities)				
S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	78.37%		In Progress
2	Water Supply/Drinking Water Facilities	62.80%		In Progress