

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.ELVB1

Date:07.04.2026

Information as on 31.03.2026

Subject: Certificate of Percentage of work done for the Project ELDECO La Vida Bella UPRERAPRJ136219/04/2024 situate in Village / Sector GH-02 C, sector 12, Gautam Buddha Nagar Greater Noida Uttar Pradesh Tehsil Dadri Competent / Development Authority Greater Noida Industrial Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 14998 sq.mts. area being developed by ELDECO REAL ESTATE LIMITED.

I/We BIAS+ have undertaken assignment as Architect for certifying Percentage of work done for the project ELDECO La Vida Bella UPRERAPRJ136219/04/2024 situate on the Khasra No/ Plot no GH-02 C, sector 12 of village Gautam Buddha Nagar Greater Noida tehsil Dadri competent/ development authority Greater Noida Industrial Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 14998sq.mts area being developed by ELDECO REAL ESTATE LIMITED.

1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt BIAS+ as Architect
- (ii) M/s/Shri/Smt Technical Project Consultants Pvt Ltd(TPCL) as Structural Consultant
- (iii) M/s/Shri/Smt RIVULET Engineering as MEP Consultant
- (iv) M/s/Shri/Smt Rajendra P.S. Kandari 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

BELLISIMO-01(Table No A-1)

S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	12.04.2024	25.04.2024
2	Total Number of Basement and Plinth	2	100	25.04.2024	29.11.2024
3	Total Number of Podiums	0	0		
4	Stilt Floor(Partial)		100	01.12.2024	10.01.2025
5	Total Number of Slabs of Super Structure	23	100.00	11.01.2025	30.01.2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	92	50.54	10.09.2025	31.07.2027
7	Sanitary Fittings within the Flat/Premises,		0	10.05.2026	31.12.2027
8	Electrical Fitting within the Flat/Premises		0	10.05.2026	31.12.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	10.05.2026	31.04.2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	10.12.2026	31.08.2027

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.		11%	10.12.2026	31.08.2027
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.			10.05.2027	01.07.2028

(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.....)

BELLISIMO-02(Table No A-2)

S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	12.04.2024	25.04.2024
2	Total Number of Basement and Plinth	2	100	25.04.2024	29.11.2024
3	Total Number of Podiums	0	0		
4	Stilt Floor(Partial)		100	21.08.2024	15.01.2025
5	Total Number of Slabs of Super Structure	23	100.00	16.01.2025	30.01.2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	92	51.36	10.09.2025	31.07.2027
7	Sanitary Fittings within the Flat/Premises,		0	10.05.2026	31.12.2027
8	Electrical Fitting within the Flat/Premises		0	10.05.2026	31.12.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	10.05.2026	31.04.2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	10.12.2026	31.08.2027
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.		8%	10.12.2026	31.08.2027
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.			10.05.2027	01.07.2028

(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.....)

BELLISIMO-03(Table No A-3)

S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	12.04.2024	25.04.2024
2	Total Number of Basement and Plinth	2	100	25.04.2024	29.11.2024

3	Total Number of Podiums	0	0		
4	Stilt Floor(Partial)		100	21.08.2024	15.01.2025
5	Total Number of Slabs of Super Structure	23	100.00	16.01.2025	30.01.2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	92	50.00	10.09.2025	31.07.2027
7	Sanitary Fittings within the Flat/Premises,		0	10.05.2026	31.12.2027
8	Electrical Fitting within the Flat/Premises		0	10.05.2026	31.12.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	10.05.2026	31.04.2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	10.12.2026	31.08.2027
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	10.12.2026	31.08.2027
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.			10.05.2027	01.07.2028

(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,....)

MAGNIFICO-01(Table No A-4)

S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	12.04.2024	25.04.2024
2	Total Number of Basement and Plinth	2	100	25.04.2024	29.11.2024
3	Total Number of Podiums	0	0		
4	Stilt Floor(Partial)		100	21.08.2024	15.01.2025
5	Total Number of Slabs of Super Structure	23	95.65	16.01.2025	30.01.2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	46	67.93	10.09.2025	31.07.2027
7	Sanitary Fittings within the Flat/Premises,		0	10.05.2026	31.12.2027
8	Electrical Fitting within the Flat/Premises		0	10.05.2026	31.12.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	10.05.2026	31.04.2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	10.12.2026	31.08.2027
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.		13%	10.12.2026	31.08.2027

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.			10.05.2027	01.07.2028
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(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.....)

MAGNIFICO-02(Table No A-5)

S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	12.04.2024	25.04.2024
2	Total Number of Basement and Plinth	2	100	25.04.2024	29.11.2024
3	Total Number of Podiums	0	0		
4	Stilt Floor(Partial)		100	21.08.2024	15.01.2025
5	Total Number of Slabs of Super Structure	23	95.65	16.01.2025	30.01.2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	46	65.22	10.09.2025	31.07.2027
7	Sanitary Fittings within the Flat/Premises,		0	10.05.2026	31.12.2027
8	Electrical Fitting within the Flat/Premises		0	10.05.2026	31.12.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	10.05.2026	31.04.2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	10.12.2026	31.08.2027
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.		10%	10.12.2026	31.08.2027
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.			10.05.2027	01.07.2028

(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	0	10.10.2026	31.07.2028
2	Water Supply/Drinking Water Facilities	0	10.10.2026	31.12.2027
3	Sewerage (chamber, lines, Septic Tank, STP)	0	10.10.2026	31.12.2027
4	Storm Water Drain	0	10.10.2026	31.12.2027
5	Landscaping & Tree Planting	0	10.10.2026	31.12.2027
6	Street Lighting	0	10.10.2026	31.12.2027

7	Community Buildings	0	10.10.2026	31.12.2027
8	Treatment & Disposal of Sewage and Sullage water /STP	0	10.10.2026	31.07.2028
9	Solid Waste Management & Disposal	0	05.10.2027	31.07.2028
10	Water Conservation, Rainwater Harvesting	0	10.10.2026	31.12.2027
11	Energy Management/Use of Renewable Energy	0	05.10.2027	31.07.2028
12	Fire Protection and Fire Safety Requirements	0	05.10.2027	31.07.2028
13	Electrical Sub Station, Control Panel & Meter Room	0	10.10.2026	31.12.2027
14	Receiving Station	0	10.10.2026	31.12.2027
15	Plan of Development Works	0	10.10.2026	31.07.2028
16	Emergency Evacuation Services	0	10.10.2026	31.12.2027
17	Common Facilities in Basement	0	10.10.2026	31.07.2028
18	Others, if any (please specify)	NA		

For **BIAS+ARCHTECTURE**



SYED MOHD. IMRAN
CA 93/16665

Yours Faithfully

Signature & Name (SYED MOHAMMED IMRAN) of Architect

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