

ARCHITECT'S CERTIFICATE

No ELVB1

Date: 7/1/2025

+ Certificate of Percentage of Completion of Construction Work of Residential Tower/Block/Building(s) namely Tower A Bellisimo 1 (G+22), Tower A Bellisimo 2 (G+22), Tower A Bellisimo 3 (G+22), Tower B Magnifico 1 (G+22), Tower B Magnifico 2 (G+22) and Commercial Arcade Magnifico (G+3), Community Building (G+1) of the Project [Application ID 965918] situated on the Khasra No/ Builders Plot no. GH-02C Sector-12 Greater Noida
Demarcated by its boundaries (latitude and longitude of the end points) 28°33'51.4"N 77°29'00.5"E to the North 28°33'46.8"N 77°29'00.0"E to the South 28°33'48.5"N 77°29'03.3"E to the East 28°33'49.5"N 77°28'57.5"E to the West of village Sector-12 Greater Noida G.B. Nagar Tehsil Dadri Competent/ Development authority Greater GNIDA Industrial Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 14998.0 sq.mts. area being developed by [Eldeco Real Estate Limited]

I/We BIAS + Architecture, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 5 Residential Tower/Block/Building(s)+1 Convenient Shopping/Commercial+ 1Community Building Project, situated on the Khasra No/ Plot no GH-02C Sector-12 Greater Noida Uttar Pradesh India of village Sector-12 Greater Noida G.B. Nagar tehsil Dadri competent/ development authority Greater GNIDA Industrial Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 14998.0 sq.mts. area being developed by [Eldeco Real Estate Limited].

1. Following technical professionals are appointed by owner / Promotor :-
- (i) M/s/Shri/Smt BIAS+ Architecture 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

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 UPRERAPRJ136219/04/2024 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
BELLISIMO - 01

Sr. No.	Task/Activity	Percentage Work
1	Excavation	100
2	2 number of Basement(s) and Plinth	100
3	0 number of Podiums	0
4	Stilt Floor (partial)	100
5	23 number of Slabs of Super Structure	30.43
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	2.17
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0
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	0

BELLISIMO - 02

Sr. No.	Task/Activity	Percentage Work
1	Excavation	100
2	2 number of Basement(s) and Plinth	100
3	0 number of Podiums	0
4	Stilt Floor (partial)	100
5	23 number of Slabs of Super Structure	34.78
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	2.17
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0

8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0
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	0

BELLISIMO - 03

Sr. No.	Task/Activity	Percentage Work
1	Excavation	100
2	2 number of Basement(s) and Plinth	100
3	0 number of Podiums	0
4	Stilt Floor (partial)	100
5	23 number of Slabs of Super Structure	55
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	11.25
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0

9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0
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	0

MAGNIFICO - 01

Sr. No.	Task/Activity	Percentage Work
1	Excavation	100
2	2 number of Basement(s) and Plinth	100
3	0 number of Podiums	0
4	Stilt Floor (partial)	100
5	23 number of Slabs of Super Structure	34.78
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	8.70
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0
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	0

MAGNIFICO - 02

Sr. No.	Task/Activity	Percentage Work
1	Excavation	100
2	2 number of Basement(s) and Plinth	100
3	0 number of Podiums	0
4	Stilt Floor (partial)	100
5	23 number of Slabs of Super Structure	39.13
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	9.79
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0
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	0

ARCADE MAGNIFICO

Sr. No.	Task/Activity	Percentage Work
1	Excavation	100
2	0 number of Basement(s) and Plinth	0
3	0 number of Podiums	0
4	Stilt Floor 0	0
5	4 number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0

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	0
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Table B
Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes		0
2	Water Supply	Yes		0
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes		0
4	Storm Water Drains	Yes		0
5	Landscaping & Tree Planting	Yes		0
6	Street Lighting	Yes		0
7	Community Buildings	Yes		0
8	Treatment and disposal of sewage and sullage water	Yes		0
9	Solid Waste management & Disposal	Yes		0
10	Water conservation, Rain water harvesting	Yes		0
11	Energy management	Yes		0
12	Fire protection and fire safety requirements	Yes		0
13	Electrical meter room, sub-station, receiving station	Yes		0
14	Other (Option to Add more)	NA		

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO.....)

For BIAS+ARCHITECTURE

SYED MOHD. IMRAN
CA 93/16665