

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Development/Construction Work of **ORO City-234 Plots/90 Villas** of the Project [UPRERA Registration Number] situated on the Khasra No **652,641, 637, 636, 635, 634, 592, 633, 593, 601, 605, 587, 586, 588 SA, 606, 607, 610, 611, 629, 627, 630, 632, 631**
Demarcated by its boundaries:- **26 56 17.45N, 80 57 49.27E & 26 56 21.31E, 80 57 51.83N** (latitude and longitude of the end points) of Village:- **Madiyaon, Tehsil:- Bakshi Ka Talab** Competent/ Development authority:- **Lucknow Development Authority, District:- Lucknow PIN:- 226021** admeasuring :- **46344.70** sq.mts. area being developed by **ORO Constructions Pvt. Ltd.**

I **Pawan Jaiswal** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **ORO City- Plots/Villas (s)** of **90 Villas & 234 Plots** (Phase of the Project), situated on the Khasra No/ Plot no **652,641, 637, 636, 635, 634, 592, 633, 593, 601, 605, 587, 586, 588 SA, 606, 607, 610, 611, 629, 627, 630, 632, 631** of Village:- **Madiyaon, Tehsil:- Bakshi Ka Talab** Competent/ Development authority:- **Lucknow Development Authority, District:- Lucknow PIN:- 226021** admeasuring :- **46344.70** sq.mts. area being developed by **ORO Constructions Pvt. Ltd.**

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- Shri **Sanjay Kumar Gupta (espaces)** as Architect
- Shri **Akilesh Kumar Singh** as Structural Consultant
- Shri **Devendra kumar Singh (Triveni Consulting Engineers)** as MEP Consultant
- Shri **Vinay Kumar Pandey** as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as **Rs. 251638600** (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date **31st May 2018** is calculated at **Rs. 65984508** (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at **Rs. 185654092** (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31st day of May 2018 is as given in Tables A and B below :

Table A

ORO City- Plots/Villas (s) :- 90 Villas & 234 Plots

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	121638600.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	29278890.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	24.1%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	92359710.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra Items. ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	24.1%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

PAWAN JAISWAL

ORO CONSTRUCTIONS PVT. LTD.

Rera Registration No.-UPRERAPRJ5
Website : <http://up-rera.in>

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Promoter Rera Registration No : UPRERAPRM15 | Website : <http://up-rera.in> | GST No. : 09AACCO3092R22Q

TABLE B
Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	130000000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	36705618.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	28.2%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	93294382.00
5	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	28.2%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name **PAWAN JAISWAL**
Address **24, BHARTIPURAM, UTTARDHAUNA, CHINHAT LUCKNOW 226028**
Aadhar No. **5541 4321 0243**
PAN No. **AHNPJ8204H**

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)


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CALCULATION OF INCURRED COST OF VILLAS

type	UnitNo	Plot Area	builtup_area	TOTAL EXPENSE PER UNIT	EXPENSES UPTO DATE
VILLA	4	1744	1153	2075400	499557
VILLA	5	1744	720	1296000	311952
VILLA	6	1744	720	1296000	311952
VILLA	8	1744	1153	2075400	499557
VILLA	10	1744	988	1778400	428068
VILLA	11	1744	1153	2075400	499557
VILLA	12	2201	720	1296000	311952
VILLA	14	1744	988	1778400	428068
VILLA	15	1744	1153	2075400	499557
VILLA	18	1378	924	1663200	400339
VILLA	19	1378	565	1017000	244796
VILLA	22	1378	565	1017000	244796
VILLA	23	1378	769	1384200	333182
VILLA	26	1378	769	1384200	333182
VILLA	27	1378	565	1017000	244796
VILLA	31	1378	565	1017000	244796
VILLA	32	1378	565	1017000	244796
VILLA	33	1379	565	1017000	244796
VILLA	34	1380	565	1017000	244796
VILLA	37	1211	515	927000	223133
VILLA	38	1211	858	1544400	371743
VILLA	39	1211	713	1283400	308919
VILLA	45	1211	858	1544400	371743
VILLA	46	1224	515	927000	223133
VILLA	51	1378	924	1663200	400339
VILLA	52	1549	565	1017000	244796
VILLA	54	1211	858	1544400	371743
VILLA	55	1211	858	1544400	371743
VILLA	56	1211	858	1544400	371743
VILLA	57	1211	858	1544400	371743
VILLA	58	1211	515	927000	223133
VILLA	61	1211	515	927000	223133
VILLA	63	1211	858	1544400	371743
VILLA	64	1211	515	927000	223133
VILLA	65	1211	858	1544400	371743
VILLA	66	1545	858	1544400	371743
VILLA	67	1545	515	927000	223133
VILLA	68	1211	713	1283400	308919
VILLA	69	1211	515	927000	223133
VILLA	70	1211	660	1188000	285956
VILLA	80	1378	565	1017000	244796
VILLA	81	1378	769	1384200	333182
VILLA	82	1378	565	1017000	244796
VILLA	83	1378	769	1384200	333182
VILLA	84	1378	565	1017000	244796

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VILLA	85	1625	565	1017000	244796
VILLA	86	1304	660	1188000	285956
VILLA	87	1211	858	1544400	371743
VILLA	88	1211	515	927000	223133
VILLA	89	1211	858	1544400	371743
VILLA	99	1534	858	1544400	371743
VILLA	100	1211	515	927000	223133
VILLA	101	1211	515	927000	223133
VILLA	102	1211	515	927000	223133
VILLA	111	1211	713	1283400	308919
VILLA	112	1211	713	1283400	308919
VILLA	113	1211	713	1283400	308919
VILLA	116	1378	565	1017000	244796
VILLA	117	1378	565	1017000	244796
VILLA	130	1378	769	1384200	333182
VILLA	136	1378	924	1663200	400339
VILLA	143	1378	565	1017000	244796
VILLA	144	1378	924	1663200	400339
VILLA	146	1378	924	1663200	400339
VILLA	147	1378	769	1384200	333182
VILLA	150	1211	858	1544400	371743
VILLA	151	1211	858	1544400	371743
VILLA	160	1211	713	1283400	308919
VILLA	199	1211	515	927000	223133
VILLA	200	1211	858	1544400	371743
VILLA	201	1211	713	1283400	308919
VILLA	204	1211	713	1283400	308919
VILLA	205	1211	713	1283400	308919
VILLA	214	1211	515	927000	223133
VILLA	215	1211	515	927000	223133
VILLA	216	1211	660	1188000	285956
VILLA	219	1211	515	927000	223133
VILLA	220	1211	713	1283400	308919
VILLA	221	1211	713	1283400	308919
VILLA	241	1378	565	1017000	244796
VILLA	242	1378	565	1017000	244796
VILLA	243	1622	565	1017000	244796
VILLA	244	2294	1505	2709000	652067
VILLA	245	1744	988	1778400	428068
VILLA	246	1744	2048	3686400	887331
VILLA	261	1744	720	1296000	311952
VILLA	262	1744	988	1778400	428068
VILLA	266	1744	885	1593000	383441
VILLA	275	1744	720	1296000	311952
VILLA	276	1744	1153	2075400	499557
			67577	121638600	29278890.1

CALCULATION OF INCURRED COST OF DEVELOPMENT

	PLOT AREA	TOTAL EXPENSE	EXPENSES UPTO DATE
Total Estimated cost of the Internal and External Development Works	22.58 ACRE	130000000	36705618

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