



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

Subject: Certificate of Percentage of Completion of Construction work of 4 (four) No. of building(s) of the project " **ORO CONSTELLA** " [UPRERAPRJ.....] situated on the Plot No: GH-1, ITP-2, SECTOR-D, SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW, Demarcated by its boundaries 26.79358333:81.00064722, 26.79471944:81.00271667 to the North, South, East, West, Tehsil: Sarojini Nagar, Competent/ Development authority: Lucknow Development Authority, District: Lucknow, PIN:- 226030. admeasuring 19349 sq.mts. area being developed by ORO INFRA DEVELOPERS LLP.

I **PRADEEP SAXENA** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of 4 (Four) No. of building(s) of the project " **ORO CONSTELLA** " [UPRERAPRJ.....] situated on the Plot No: GH-1, ITP-2, SECTOR-D, SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW, Demarcated by its boundaries 26.79358333:81.00064722, 26.79471944:81.00271667 to the North, South, East, West, Tehsil: Sarojini Nagar, Competent/ Development authority: Lucknow Development Authority, District: Lucknow, PIN:- 226030. admeasuring 19349 sq.mts. area being developed by ORO INFRA DEVELOPERS LLP.

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:

- (i) **Mr. Rakesh Kumar Sharma (K Design) as L.S. / Architect ;**
- (ii) **M/s AKB Consultants as Structural Consultant**
- (iii) **Mr. Naveen Kumar (M/s New Era Engineering Consultants) as MEP Consultant**
- (iv) **Mr. Rajeev Mishra as Site Supervisor**

2. 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. ..29696.02... Lakhs** (Total of S.No. 1 in Tables A.1,A.2,A.3,A.4 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 ..... is calculated at **Rs. .... Lakhs** (Total of S. No. 2 in Tables A.1,A.2,A.3,A.4 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.....** (Total of S.No. 4 in Tables A.1,A.2,A.3,A.4 and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the ..... is as given in Tables A.1,A.2,A.3,A.4 and B below :-

Table A.1		
Building/Wing/Tower-A		
S.No.	Particulars	Amount in Lakhs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	6909.40
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	6909.40
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 )	0.00%

Table A.2		
Building/Wing/Tower-B		
S.No.	Particulars	Amount in Lakhs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	6223.37
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	6223.37
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00

Pradeep Saxena

ORO

*[Signature]*  
10/13/23

## ORO GROUP

801, 8th Floor, Eldeco Corporate Towers, Vibhuti Khand, Gomti Nagar, Lucknow-226010

Ph.: 0522-4235158 | www.orongroup.in | support@orongroup.in | CIN - U70102UP2016PTC082967

LLP Identification No.: AAP-5765 | Promoter Rera Registration No : UPRERAPRM15/UPRERAPRM152277

Website : http://up-rera.in | GST No. : 09AAC03092R2ZQ/09AAGF06949L1ZH CamScanner

6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	0.00%
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Table A.3 Building/Wing/Tower-C		
S.No.	Particulars	Amount in Lakhs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	6223.37
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	6223.37
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 )	0.00%

Table A.4 Building/Wing/Tower-D		
S.No.	Particulars	Amount in Lakhs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	6949.74
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	6949.74
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 )	0.00%

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	Amount in Lakhs
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).	3389.74
2	Cost incurred as on Date (based on the actual cost incurred as per records)	0.00
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	3389.74
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 )	0.00%

Signature

**Pradeep Saxena**  
ORO

Name: PRADEEP SAXENA  
Address: 531/77C, BHINDIA TOLA, BADA CHAND GANJ, LUCKNOW  
Aadhar No.: 709151510746  
PAN No.: BBEPS5382K  
Date: 16-3-2023

## ORO GROUP

801, 8th Floor, Eldeco Corporate Towers, Vibhuti Khand, Gomti Nagar, Lucknow-226010  
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