



# SHEKHAR DESIGN CENTRE

1/353 i Vinamra Khand Gomti Nagar Lucknow

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FORM-R

## ENGINEER'S CERTIFICATE

**Subject:** Certificate of Percentage of Completion of Construction Work of "Oranje Castle-Phase-3" Tower B,C,D,E & F Of the project "Oranje Castle" Situated on the Khasara No/ Plot No.249,253,255,317,328, "Demarcated by its boundaries (latitude and longitude of the end points) 26.816611 to the North 26.818475 to the South 80.999638 to the East 81.002403 to the West of village Sarsawa tehsil Lucknow, Competent/ Development authority Lucknow Development Authority District LUCKNOW PIN 226002 admeasuring 7219.79 sq.mts. area being developed by SURAJ INFRAVENTURES PRIVATE LIMITED.

I/We Shekhar Design Centre have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the Oranje Castle-Phase-3 Tower B,C,D,E & F Of the Project Oranje Castle , situated on the Khasara No/ Plot no.249,253,255,317328,of village Sarsaw tehsil Lucknow, Competent/ Development authority Lucknow Development Authority District LUCKNOW PIN 226002 admeasuring 7219.79 sq.mts. area being developed by SURAJ INFRAVENTURES PRIVATE LIMITED.

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) Shri MDRDV & ARCHOHM as Architect
- (ii) Shri SHEKHAR DESING CENTRE as Structural Consultant
- (iii) M/s/Shri/Smt CESPL as MEP Consultant
- (iv) M/s/Shri/Smt VED PRAKASH MISHRA 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.

**ER. S.N. SHARAN**  
M.TECH(Struct.)

AIE (A-502684/5), ISSE (M 1554)  
1/353 I, Vinamra Khand, Gomti Nagar,  
Lucknow(U.P.)-226010

3. We estimate the Total Cost for completion of the project under reference as Rs. 7833 Lacs (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 05-10-2024 is calculated at Rs. 7833 Lacs Percentage completion till date: -5.26% (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. 7511 Lacs (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 24-11-2024 date is as given in Tables A and B below :

**Table A**  
Building/Wing/Tower bearing Number 1

S.NO.	Particulars	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 6127 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 322 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1 \times 100 / 2)$	5.26%
4	Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$	Rs. 5805 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0/-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( Row 2 + Row 5) / (Row 1+ Row 5) * 100)	5.26%

  
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**TABLE B**

Internal & External Development works and common amenities

S.NO.	Particulars	Amount
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).	Rs. 1706 Lacs
2	Cost incurred as on	Rs. 0/-
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)	Rs.1706 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0/-
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%

For M/s Shekhar Design Centre

Er.S.N. Sharan

(M.tech.

Structure)

PAN NO.

BFBPS 3881L

  
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