

ENGINEER'S CERTIFICATE (On Letter Head)



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

Certificate of Percentage of Completion of Development /Construction work of **01** Number of Buildings comprising of Flats/Apartment of the project named "**Dynasty By ORO Phase 2**" having **RERA No. UPRERAPRJ.....** situated on the Khasra No **784P, 790P, 791P, 792Kha P** Demarcated by its boundaries latitude and longitude of the end points) **26.80552, 80.99304, 26.804280, 80.992497, 26.80444, 80.99177, 26.80526, 80.99343** to the North, South, East, West Village:- **Sarsawan, Tehsil: Sarojni Nagar, Lucknow -226008**, Competent/ Development authority: **Lucknow Development Authority, District: Lucknow, PIN:- 226010** admeasuring **4578** sq.mts. area being developed by **ORO Real Infra LLP.**

I **Pawan Jaiswal** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of **Flats/Apartments** of the only phase of the project "**Dynasty By ORO Phase 2**" having RERA No. **UPRERAPRJ.....** situated on the Khasra No **784P, 790P, 791P, 792Kha P** Demarcated by its boundaries latitude and longitude of the end points) **26.80552, 80.99304, 26.804280, 80.992497, 26.80444, 80.99177, 26.80526, 80.99343** to the North, South, East, West Village:- **Sarsawan, Tehsil: Sarojni Nagar, Lucknow -226008**, Competent/ Development authority: **Lucknow Development Authority, District: Lucknow, PIN:- 226010** admeasuring **4578** sq.mts. area being developed by **ORO Real Infra 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 are appointed by owner / Promoter :-
  - (i) M/s/Shri Rakesh Kumar Sharma (K-Design) as Architect
  - (ii) M/s/Shri AKB Consultants as Structural Consultant
  - (iii) M/s/Shri CESPL, Noida as MEP Consultant
  - (iv) Shri Rajeev Trivedi 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. 6593.09 Lakhs** (Total of S.No. 1 in Tables **A1, A2 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 **26.07.2025** is calculated at **Rs. 00.00 Lakhs** (Total of S. No. 2 in Table 1A and Table 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 6593.09 Laes** (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 **26.07.2025** date is as given in Tables A and B below :

**Table A1**  
Building/Wing/Tower bearing Number B  
(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)

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)	<b>4,570.09</b>
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	-
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	<b>0.00%</b>
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	<b>4,570.09</b>
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	-

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

**ORO GROUP**

801, 8th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010  
 Ph.: 0522-4235158 | www.orongroup.in | support@orongroup.in  
 CIN - U70102UP2016PTC082967 | LLP Identification No.: AAP-5765 / ABC-0181  
 Promoter Rera Registration No.: UPRERAPRM15 / UPRERAPRM152277 / UPRERAPRM220859  
 Website: http://up-rera.in | GST No.: 09AAC03092R2ZQ / 09AAGF06949L1ZH / 09AAIF00779N1ZJ

**TABLE B**  
Internal & External Development works and common amenities

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).	<b>2,023.00</b>
2	Cost incurred as on (based on the actual cost incurred as per records)	-
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) * 100 )	<b>0.00%</b>
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	<b>2,023.00</b>
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( (Row 2 + Row 5) / (Row 1 + Row 5) * 100 )	<b>0.00%</b>
<b>(Enclose separate sheet for the cost calculations)</b>		

Name Pawan Jaiswal  
Address 24, Bhartipuram, Uttardhauna, Chinhat Lucknow 226028  
Aadhar No. 5541 4321 0243  
PAN No. AHNPJ8204H  
Date. 26.07.2025



## ORO GROUP

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

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

CIN - U70102UP2016PTC082967 | LLP Identification No.: AAP-5765 / ABC-0181

Promoter Rera Registration No.: UPRERAPRM15 / UPRERAPRM152277 / UPRERAPRM220859

Website: <http://up-rera.in> | GST No.: 09AACC03092R2ZQ / 09AAGF06949L1ZH / 09AAIFO0779N1ZJ