

ENGINEER'S CERTIFICATE

Date - 13-04-2026

Subject Certificate of Completion of Construction Work of 1 No. of Building/ 1 Block of the Project "THE WOODS KOHINOOR JANKIPURAM" UPRERA Registration number UPRERAPRJ133352/07/2024 on the Plot NO GH-07, AT SECTOR-J, Demarcated by its boundaries (latitude and longitude of the end points) 26°55'35.3"N 80°58'02.2"E to the North 26°55'33.1"N 80°58'01.6"E to the South 26°55'34.6"N 80°58'03.2"E to the East 26°55'33.9"N 80°58'00.6"E to the West of JANKIPURAM SCHEME, JANKIPURAM Lucknow, Tehsil SADAR Competent/ Development authority Lucknow Development Authority District LUCKNOW PIN 226021 admeasuring 3306.41 sq.mts. area being developed by AESTHETE INFRA VENTURES LLP.

Building/ B Block/ Tower Of the Project "THE WOODS KOHINOOR JANKIPURAM" UPRERA Registration number UPRERAPRJ133352/07/2024 situated on the Plot NO GH-07, AT SECTOR-J JANKIPURAM SCHEME, JANKIPURAM Lucknow, Tehsil SADAR Competent/ Development authority Lucknow Development Authority District LUCKNOW PIN 226021 admeasuring 3306.41 sq.mts. area being developed by AESTHETE INFRA VENTURES 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) Shri PUNIT SRIVASTAV as Architect
- (ii) Shri SURESH BAHADUR as Structural Consultant
- (iii) M/s/Shri/Smt PRITI SHARMA as MEP Consultant
- (iv) M/s/Shri/Smt CHANDRA PRAKASH 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. 21,00,00,000/- (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 31-03-2026 is calculated at Rs. 8,04,00,000/- Percentage completion till date:-38.28% (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. 12,96,00,000/- (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 31-03-2026 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. 20,00,00,000 /-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 8,04,00,000/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	40.20%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 11,96,00,000 /-
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)	40.20%

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. 1,00,00,000/-
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.
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%

Signature of Engineer *Faizan*
Name *Faizan ur Rahman* FAIZAN UR RAHMAN
Address *Bachelor of Technology* BACHELOR OF TECHNOLOGY
Aadhar No. IN
PAN No. CIVIL ENGINEERING
(License No of Authority..... .)