

FORM-R ENGINEER CERTIFICATE

(For the purpose of Registration of Project and withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Construction Work of Building of the Project [UPRERA Registration Number UPRERAPRJ730714] situated on the plot no at 4, Capper Road, Lucknow demarcated by its boundaries (latitude 26°50'54.8"N and longitude 80°56'21.0"E of the end points) Tehsil Lucknow Competent/ Development authority Lucknow Development Authority District Lucknow PIN 226030 admeasuring 3665.71 sq.mts. area being developed by Coronation Housing & Diligence.

I **Rahul Tripathi** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the building of the Project, situated on the plot no 4, Capper Road, Lucknow demarcated by its boundaries (latitude 26°50'54.8"N and longitude 80°56'21.0"E of the end points) Tehsil Lucknow Competent/ Development authority Lucknow Development Authority District Lucknow PIN 226030 admeasuring 3665.71 sq.mts. area being developed by Coronation Housing & Diligence.

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.

- Following technical professionals were consulted by me for verification/for certification of the cost:
 - M/s Point Architects Pvt Ltd as Architect
 - Shri Irshad Ahmad as Structural Consultant
 - Shri Sarvesh Singh as MEP Consultant
 - Shri Katyan Raj Roy as Site Supervisor
- 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 calculation is based on the drawing/ plans made available to us for the project under reference by the Promoter, Developer and Consultant 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.
- We estimate the Total On-site construction Cost for completion of the project under reference as Rs. 16.91 Crores (Total of S. No. 1 in Table A and Table 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 projects being implemented.
- The estimated actual cost incurred till date **30-09-2025** is calculated at Rs. 6.51 crores (on site construction cost) (Total of S. No. 2 Table A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
- The Balance cost of 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.10.40 Crores** (Total of Sr. No. 4 in Tables A and B).
- I certify that the cost of civil, MEP and allied work for the aforesaid Project as on **30-09-2025** is as given in tables A and B below:



Table –A
Coronation Amy Villa

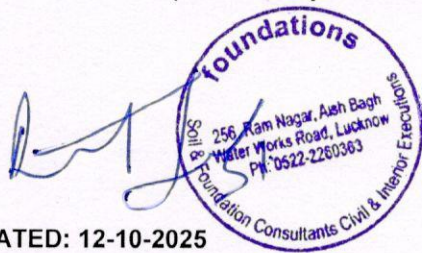
(To be prepared separately for each Building/ Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amount
1	Total Estimated cost of the building /wing as on date of Building Permission from Competent Authority. (based on the revised Estimated cost)	Rs. 14.97 Crores
2	Cost incurred as on date (Based on the incurred as per records)	Rs. 5.93 Crores
3	Value of work done in percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	39.61%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 9.04 Crores
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+ Row5) *100)	39.61%
(Enclose separate sheet for the cost calculation for each unit/ building or tower)		

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 revised Estimated Cost)	Rs 1.94 Crores
2	Cost incurred as (based on the actual cost incurred as per records)	Rs 0.58 Crores
3	Work done in Percentage (as Percentage of the Estimated Cost) (Row 2/Row 1)*100	30.06%
4	Balance Cost to incurred (Based on Estimated Cost) (1-2)	Rs 1.36 Crores
5	Cost incurred on Additional /Extra items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (percentage of Estimated Cost plus additional /Extra items (Row2+Row5)/(Row 1+Row5)*100	30.06%

(Enclose separate sheet for the cost calculations)



DATED: 12-10-2025