FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 31/07/2017

To
M/s. Universal Drinks Private Ltd,
Plot No.3, Khasra no. 38/2,
Mauza- Somalwada, Wardha Road,
Nagpur-440015

Subject : Certificate of Percentage of Completion of Construction Work of ENRICO HEIGHTS APARTMENTS situated on the Plot No. 3,Ward No.05 City Survey No. 488 & Khasra No. 38/1 of Mouza Somalwada at Wardha Road, Nagpur District Nagpur, demarcated by its boundaries Radisson Blu Hotel to the North 36m Wide Road to the South By Road to the East By 30m Wide Wardha Road to the West of Division taluka Nagpur District Nagpur PIN-440015 admeasuring 6023.600 sq.mts. area being developed by Universal Drinks Private Ltd., Nagpur.

Sir,

We, M/s. V.K.A Infra Services Pvt. Ltd. have undertaken assignment as Project Management Consultant of certifying Percentage of Completion of Construction Work of the Enrico Heights Apartments, situated on the Plot No. 3, Ward No.05 City Survey No. 488 & Khasra No. 38/1 of Mouza Somalwada at Wardha Road, Nagpur District Nagpur PIN-440015 admeasuring 6023.600 sq.mts. area being developed by M/s. Universal Drinks Private Ltd, Nagpur.

1. Following technical professionals are appointed by Promoter :-

(I) M/s. V.K Associates as planning Architect;
(II) M/s. Kamath & Co. as Structural Consultant;
(III) M/s. Power System Engineering as Electrical Consultant;
(IV) M/s. P.S Engineering as Fire Consultant;
(V) M/s. Nanadeep Aqua Healthcare as Swimming Pool Consultant;
(VI) M/s. Suman Shilip as Landscape Consultant;
(VII) Shri Rajendra Singh / Shri Mahadev Bhonde as Site Supervisors.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, 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 Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Shri Rajendra Singh** quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid

project under reference as **48 Cr (Forty Eight Crores)** ; (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **35 Cr (Thirty Five Crores)** ;(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of 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 Nagpur Municipal Corporation is estimated at **13 Cr (Thirteen Crores).**

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building called **ENRICO HEIGHTS.**

Sr. No.	Particulars
1	Total Estimated cost of the building/wing as on **31/07/2017** date of Registration is **48 Cr (Forty Eight Crores).**
2	Cost incurred as on **31/07/2017** is at **35 Cr (Thirty Five Crores).** (based on the Estimated cost)
3	Work done in Percentage is **75%.** (as Percentage of the estimated cost)
4	Balance Cost to be Incurred is **13 Cr (Thirteen Crores).** (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items Rs. **NIL** as on **31/07/2017** not included in the Estimated Cost (Annexure A)

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on **31/07/2017** date of Registration is	**NIL**
2	Cost incurred as on **31/07/2017** (based on the Estimated cost)	**NIL**
3	Work done in Percentage (as Percentage of the estimated cost)	**NIL**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**NIL**
5	Cost Incurred on Additional /Extra Items as on **31/07/2017** not included in the Estimated Cost (Annexure A)	**NIL**

Yours Faithfully

Signature of Engineer

(Licence No.....)

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.

5. All components of work with specifications are indicative and not exhaustive.