ASPECT DESIGN

308, IMPERAL PLAZA NEAR ANAND THEATER, HANUMAN LANE,
SITABULDI, NAGPUR.

Consulting Architect, planar & Interior Designer *

Ref. Date :- 25/06/2020.

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).

To,

M/s. Universal House Pvt. Ltd.

177, Shankar Nagar, Off W.H.C. road,

Nagpur – 440010.

Name of Owner : Shri. Vinayak Wamanrao Wadiwa & Others-4.

Subject: Certificate of cost Incurred for Development work of building **"46 West Avenue (G+8)"** for Shri. Vinayak Wamanrao Wadiwa & Others-4, of the Project (MahaRERA Registration Number) situated on the bearing Nazul plot no. 46, Ward no. 73, CTS no. 463, Sheet no. 28, NMC house no. 67/1,2, Mouza : Ambazari, Shivaji Nagar, Nagpur demarcated by its boundaries (21° 08'20.3"N; 79°03'17.2"E) CTS NO. 462 to the North-East; CTS NO. 464 to the South-West; Conservancy lane to the East-South; 18m wide hill road to the North-West; Division NAGPUR, , Taluka Nagpur, District NAGPUR, Pin -440010 admeasuring 804.600 sq.mts. area being developed by **M/s. Universal House Pvt. Ltd., Nagpur** for **Shri. Vinayak Wamanrao Wadiwa & Others-4.**

Sir,

I/We **ASPECT DESIGN** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Work of the buildings **"46 West Avenue (G+8)"** of the building/phase of the Project, situated on the bearing Nazul plot no. 46, Ward no. 73, CTS no. 463, Sheet no. 28, NMC house no. 67/1,2, Mouza : Ambazari, Shivaji Nagar, Nagpur, Pin-440010 admeasuring **804.600 sq.mts.** area being developed by **M/s. Universal House Pvt. Ltd., Nagpur** for **Shri. Vinayak Wamanrao Wadiwa & Others-4.**

1. Following technical professionals are appointed by Owner / Promoter :-
   - i) Shri. Prashant Satpute (Design Cell) as Architect.
   - ii) Shri. P.S. Patankar (P.S. Patankar & Associates)as Structural Consultant
   - iii) Shri. ..... as MEP Consultant
   - iv) Shri. Makrand Pandharipande as Engineer.

1. 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 _____ 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 5,86,69,614 /-** (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 **Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs Nil /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 **Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur** (planning Authority) is estimated at **Rs. 5,86,69,614 /-** (Total of Table A and B).

5. 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 "46 West Avenue (G+8)"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 25.06.2020 date of Registration is	**Rs. 5,61,69,614 /-**
2	Cost incurred as on 25.06.2020 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 5,61,69,614 /-**
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. ----NIL--- /-

TABLE B: Building called "46 West Avenue (G+8)"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	**Rs. 25,00,000 /-**
2	Cost incurred as on 25.06.2020. (based on the Estimated cost)	Rs. ---NIL--- /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 25,00,000 /-**
5	Cost Incurred on Additional /Extra Items as on_____ not included in the Estimated Cost (Annexure A)	Rs. ---NIL--- /-

Yours Faithfully,

Signature of Engineer,

(L. No. _____)

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.I.T., L. S. No. 886, NMC, L. S. No.390,
Imperial Plaza, Anand Talkies Sq., Sitabuldi,
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