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ASPECT DESIGN

Consulting Architect & Civil Engineer.
308, EMPIRIAL PLAZA, NEAR ANAND TALKIES SQ. SITABULDI, NAGPUR
E-mail:- aspect.design12345@gmail.com Contact No. Mo. : 9665543417

Ref No.

Date: 31.12.2021

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.

PLOT NO.-177, SHANKAR NAGAR, OFF W.H.C. ROAD, NAGPUR.- 440010
Name of Owner: SHRI.- VINAYAK WAMANRAO WADIWA & OTHERS-4.

Subject: Certificate of Percentage of completion of building "**46 West Avenue** (G+8)" for Shri. Vinayak Wamanrao Wadiwa & others-4, being developed by Universal House Pvt. Ltd. of the project (MahaRERA Registration Number P50500025924) situated on the Nazul freehold Plot No.46 Mouza- Ambazari, Ward no. 73, C.T.S. no. 427, Sheet no. 33, NMC House no. 186/B & 186, Shivaji Nagar, Nagpur. Tah.- Nagpur. Dist.- Nagpur. Demarcated by its boundaries (Plot no. 156, CTS no. 428) , to the North, (Plot no. 158,CTS no. 426) to the South, (9.00 m. wide road), to the East, (Lane), to the West, of Division Nagpur, Taluka Nagpur, Dist. Nagpur, Pin-440010 Admeasuring 1020.81 Sq.mt. Area being developed by (M/s Universal House Pvt. Ltd. Nagpur) for Shri. Vinayak Wamanrao Wadiwa & others-4.

Ref. MahaRERA Registration number (P5050025924)

Sir,

I/We ASPECT DESIGN have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the building **"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, 67/1, 67/2, Mouza : Ambazari, Shivaji Nagar, Nagpur, Pin-440010 Admeasuring 804.60 sq.mt. Area being developed by **M/s Universal House Pvt. Ltd. Nagpur for Shri. Vinayak Wamanrao Wadiwa & others-**

1 .Following technical professionals are appointed by Owner / Promoter :-

(i) Shri. Prashant Satpute, Design Cell L.S. / Architect ;

(ii) Shri. P.S. PATANKAR as Structural Consultant

(iii) Shri. _____ as MEP Consultant

(iv) Shri. MAKRAND PANDHARIPANDE as Site Engineer.

2. I 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 Developers and Consultants assumption of the cost of material, labour and other inputs made by developer and the site inspection carried out by us.

3. I have estimate Total Estimated cost of completion of the LAY-OUT DEVELPOMENT of the aforesaid project under reference as **Rs. 6,96,28,614/-** 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 Improvement Trust, being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 2,73,38,022/-** (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 Improvement Trust (Planning Authority) is estimated at **Rs. 4,22,90,592/-** (Total of Table A and B)

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/Wing bearing called Residential flat scheme Building

(to be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building /wing As on date of Registration is	**Rs 5,86,69,614/-**
2	Cost incurred as on **31.12.2021** (based on the Estimated cost)	Rs. 3,09,77,556/-
3	Work done in percentage (as percentage of the Estimated cost)	52.80%
4	Balance Cost to be Incurred (based on the Estimated cost)	Rs. 2,76,92,058/-
5	Cost incurred on Additional/ Extra items as on not included in the Estimated Cost (Annexure A)	NIL

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.M.R.D.A. LS.No.341, N.I.T. LS.No.886,
N.M.C. LS.No.390, A.D.T.P. LS.No.1561/2017
308, Imperial Plaza, Anand Talkies Sq.,
Sitabuldi, Nagpur-12. (M) 9665543417

TABLE -B

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development work including Amenities and Facilities in the layout as on date of Registration is	**Rs. 1,09,59,000/-**
2	Cost incurred as on **31.12. 2021** (based on the Estimated cost)	Rs. 3,50,000/-
3	Work done in percentage (as percentage of the Estimated cost)	03.00%
4	Balance Cost to be Incurred (based on the Estimated cost)	Rs. 1,06,09,000/-
5	Cost incurred on Additional/ Extra items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature of Engineer

(Licence No.....)

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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.