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

Annexure – B

FORM – 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for Withdrawal of Money from Designated Bank Account – Project wise)

Date: 10.02.2022

To,

M/S. UNIVERSAL HOUSE PVT. LTD.
PLOT NO.-177, SHANKAR NAGAR, OFF W.H.C. ROAD,
NAGPUR- 440010.

Subject: Certificate of Cost Incurred for Development of Construction work of Building **'46 WEST AVENUE'** having MahaRERA Registration Number **P50500025924** (Only applicable after Project Registration) situated on the Nazul freehold Plot No.46 Mouza- Ambazari, Ward no. 73, C.T.S. No. 463, Sheet No. 10, 27 & 28, NMC House No. 67, 67/1 & 67/2, Shivaji Nagar, Tehsil – Nagpur, Dist. – Nagpur, demarcated by its boundaries (Plot No. 45, CTS No. 462) to the North, (Plot No. 47, CTS No. 464) to the South, (Conservancy/Service Lane) to the East, (ROAD) to the West, Division Nagpur, Taluka Nagpur, Dist. Nagpur, Pin-440010 Admeasuring 836.19 Sq.mt., area being Developed by UNIVERSAL HOUSE PRIVATE LIMITED having MahaRERA Registration Number **P50500025924** (Only applicable after Project Registration)

Sir,

1. I, B. P. Gohar, ASPECT DESIGN, have undertaken assignment of Certifying Estimated Cost for **'46 WEST AVENUE'** having MahaRERA Registration Number **P50500025924** (Only applicable after Project Registration) being Developed by UNIVERSAL HOUSE PRIVATE LIMITED.

2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by the Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by site inspection of Quantity Surveyor* appointed by the Developer/Engineer, the assumption of the cost of material, labour & other inputs

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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

made by the Developer, and the Site Inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid Project mentioned under reference at **Rs. 6,96,28,614/-** (Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development 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 calculates to **Rs. 3,37,70,450/-** (Total of Table A & B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5. The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at **Rs. 3,58,58,164/-** (Total of Table A & B).

6. I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

TABLE – A

Building / Plotted Development bearing Number 46 or called 46 WEST AVENUE
(to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 5,86,69,614/-
2.	Cost incurred as on date of Certificate	Rs. 3,34,41,680/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	57.00%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 2,52,27,934/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NIL

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TABLE – B

Internal & External Development Works in respect of Registered Phase

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	Rs. 1,09,59,000/-
2.	Cost incurred as on date of Certificate	Rs. 3,28,770/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	3%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 1,06,30,230/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NIL

Yours faithfully,

(B.P. GOHAR)
ASPECT DESIGN
Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer
[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]
Local Authority License Number (if applicable)

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.M.R.D.A. LS.No.941, N.I.T. LS.No.886,
NMC LS No.390 & DTP LS No.1504/2017
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Agreed & Accepted by:
Universal House Pvt. Ltd.
Director
UNIVERSAL HOUSE PRIVATE LIMITED
Signature of Promoter
Name: Ashish Kalode
Date: 10.02.2022.

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement of Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of person in

the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. (**) Balance Cost to be incurred (4) may vary from difference between Total Estimated Cost (1) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

4. All components of work with specifications are indicative & not exhaustive

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

Sr. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.		NIL
2.	NIL	

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