

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: 12/01/2021

To

The AVENUE BUILDERS AND PROMOTORS PLOT NO 183, BLOCK – F2, SECTOR – 85, WAVE ESTATE, MOHALI, PUNJAB,

Subject: Certificate of Percentage of Completion of Construction Work of Independent Floor of the Block – F2 Phase of the Project “THE PARADISE PHASE – II” Situated on the Plot bearing khasra no./ 7//25,8//21,10//5 Final Plot no 146,147,148,149,150,151,152,153,154,155,174,175,176,177,178,179 demarcated by its boundaries 30.6645, 76.7082 to the North 30.6617, 76.706 to the South 30.6031, 76.7093 to the East to 30.6635, 76.7061 to the West, of village Patti Sohana T e h s i l Mohali District SAS Nagar and measuring 3010 Sq.mts being developed by [Avenue Builders Promotors]

Sir,

I Dheeraj Grewal have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Real Estate Regulatory Authority, Punjab, being Independent Floor of the Block – F2 Phase of the Project “THE PARADISE PHASE – II” situated on the plot bearing khasra no./ 7//25,8//21,10//5 Final Plot No. 146,147,148,149,150,151,152,153,154,155,174,175,176,177,178,179 Patti Sohana village Tehsil Mohali District SAS Nagar.

PIN 140308 and measuring **3010** sq.mts. area being developed by [AVENUE BUILDERS AND PROMOTORS]

1. Following technical professionals are appointed by Owner / Promoter: -
 - (i) M/s/Shri Prahlad Vohra as L.S. / Architect;
 - (ii) M/s /Smt. Abha Gupta as Structural Consultant
 - (iii) M/s /Shri Mahipal Singh as MEP Consultant
 - (iv) M/s /Shri / Aditya Singh as Quantity Surveyor *
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 Aditya 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 Rs. 250000000/- (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 Gmada being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 41055780/- (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 Gmada (planning Authority) is estimated at Rs. 212944220/- (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 Number or called THE PARADISE PHASE - II

(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 <u>12/01/2021</u> date of Registration is	Rs. <u>210000000/-</u>
2	Cost incurred as on 15/12/2020 (based on the Estimated cost)	Rs. <u>16055780/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>7.6%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>193944220/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u> /-

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 <u>12/11/21</u> date of Registration is	Rs. <u>4,50,00,000/-</u>
2	Cost incurred as on <u>15/12/20</u> (based on the Estimated cost)	Rs. <u>2,50,00,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>55</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,00,00,000/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>Nil</u> /-

Yours Faithfully

Es. Dheeraj Grewal

Signature of Engineer (Licence No. 10..E.CM-545)

* Note

Univ. - Maharishi Markandeshwar University
(est. under sec-3 of UGC ACT, 1956)

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.