

COL TS PLAHA

GSTIN No. : 04AEOPPZ926E1ZJ

FIV. FIE. (INDIA)

BE (CIVIL) ME (Structures)

PGD in B & IM and Eco & Env

Certificate in SOLAR ENERGY

CHARTERED ENGINEER (I)

Addl. Chief Engr. (retd.)

Registered & Govt. Approved Valuer

Regd. No. CC/CHD/ TECH/ II/ Valuer/ 170

U/S-34 Ab of Wealth Tax Act - Teg

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PROP TARA CONSTRICTION CO.

Ref. CERT/11/19-20

**FORM -2
ENGINEER'S CERTIFICATE**

Date 20-08-2019

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

To

Date :-20-08-2019

The UNIVERSAL INFRASTRUCTURE COMPANY PVT. LTD.

Project Name – UNIVERSAL HOMES

Sec-115,Kharar ,Mohali

Subject:- Certificate of Percentage of Completion of Construction Work of UNIVERSAL INFRASTRUCTURE COMPANY PVT. LTD applied for Real Estate Regulatory Authority, Punjab situated on the Plot bearing khasra no.as per attachment Final demarcated by its boundaries (latitude and longitude of the start points Latitude 30.726420° N,Longitude76.650216° E & end points Latitude 30.725423 °N,Longitude76.638395° E) of village Sante majra & Khuni majra ,District SAS Nagar ,Mohali.) and measuring 28286.32 sq.mts being developed by UNIVERSAL INFRASTRUCTURE COMPANY PVT. LTD.

I Mr. Naresh Khanna have undertaken assignment as Architect /Engineer of certifying Percentage of Completion of Construction Work of the UNIVERSAL INFRASTRUCTURE COMPANY PVT. LTD of the Project applied for RERA, situated on the plot bearing khasra no as per attachment attachment Final demarcated by its boundaries (latitude and longitude of the start points Latitude 30.726420 N,Longitude76.650216 E & end points Latitude 30.725423 N,Longitude76.638395 E) of village Sante majra & Khuni majra ,District SAS Nagar ,Mohali.) and measuring 28286.32 sq.mts being developed by UNIVERSAL INFRASTRUCTURE COMPANY PVT. LTD.as per approved plan.

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

- I. Ms. Anita Sharma -Architect
- II. Mr.Naresh Khanna - Engineer
- III. Mr.Rajan - Engineer
- IV. Mr.Rajender - Site Supervisor

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 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.6 cr. (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 **Municipal council Kharar** being the Planning. Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 5.52 cr.(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 **Municipal council Kharar** (planning Authority) is estimated at Rs.48 lacs .(Total of Table A and B).
6. 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

(To be prepared separately Building /Wing of the Real Estate Project)

S. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of registration is	
2	Cost incurred as on 20-8-2019	
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on NA not included the Estimated Cost (Annexure A)	



TABLE B

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

S. 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	6.0 cr.
2	Cost incurred as on 20-8-2019	5.52 cr.
3	Work done in Percentage (as Percentage of the estimated cost)	92%
4	Balance Cost to be Incurred (Based on Estimated Cost)	48 lacs
5	Cost Incurred on Additional /Extra Items as on NA not included the Estimated Cost (Annexure A)	

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Engineer.

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.
6. The UNIVERSAL INFRASTRUCTURE COMPANY PVT. LTD is only selling the plots .All the infrastructure development is done by JTPL PVT.LTD. like construction of roads, sewer, storm, water supply, STP, Parks, OHSR,UGSR etc.

Place : Chandigarh Mohali

Date




Col TS Plaha (Retd)

Govt Approved Valuer &
Structural Engineer

Col T S PLAHA
FIV,FIE(I)Ch(I),MICA
REGISTERED VALUER
CC/Chd/Tech-II/Valuer/170

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FIV,FIE(I)Ch(I),MICA
STRUCTURAL ENGR.
& CHARTERED ENGR.