

Ref. No. SVEC/RERA/WWICS-3101

Dated: 31.01.2020

**FORM 2
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
The WWICS ESTATES PVT. LTD.
A-12, Industrial Area,
Phase 6, S.A.S. Nagar,

Subject: Certificate of Cost Incurred for Development of Hill View Estates under WWICS ESTATES PVT. LTD. for Construction Work at Village Karoran Teh. Kharar, Dist. Mohali by its boundaries as attached in ANNEXURE-A, of Village Karoran Tehsil Kharar District Mohali and measuring 41798.97 sq.mts (49973 SqYd) being developed by WWICS ESTATES PVT. LTD.

Reference: RERA Registration Number -
Sir,

I, Er. Sanjay Verma have undertaken the above subjected assignment as Licensed Surveyor/ Chartered Engineer for certifying the Estimated Cost of the Subjected Real Estate Project proposed to be registered under RERA, being HILL VIEW ESTATES, Village- KARORAN, Teh. Kharar, Dist. Mohali measuring 41798.97 Sq.mts (49973 SqYd). Area being developed by WWICS Estates Pvt. Ltd. This Certificate is valid only with the enclosed annexures - A, B, C. The Calculation Sheet of the Area along with the approximate co-ordinates with respect to Google is attached as ANNEXURE-A, The Total Estimated Cost on Development of the Project as ANNEXURE-B, The Estimated Approximate Cost incurred up to date as ANNEXURE-C.

- Following technical professionals are appointed by Owner/ Promoter: -
(i) Mr. Manmohan S Khokher as Architect;
(ii) Mr. Pankaj Nanda as Structural Consultant
(iii) Mr. Basant Yadav as MEP Consultant
- 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 Consultant and the Schedule of times and quantity for the entire work as calculated by quantity Surveyor/ Engineer appointed by the Developer, and on the basis of the assumption of the cost of material, labour and other inputs made by developer, and after the site inspection carried by us on 30.01.2020.
- We estimate Total Estimated Cost of completion of the development works for the Colony of the aforesaid project under reference as Rupees Two Crores Ninety-Six Lakhs only (Rs.2,96,00,000/-). 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 Colony from the Deputy Director, Local Government-Cum-Competent Authority, Palsala being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated Cost Incurred on the development works for the project till date is calculated at Rs.76.50 Lakhs as per the attached ANNEXURE-B. The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost Rs. 2.96 CR as per the attached ANNEXURE-C.
- The planning cost of Completion of the Civil, MEP and Allied works of the Colony of the subject project to obtain Occupation Certificate / Completion Certificate from Deputy Director, Local Government-Cum-Competent Authority, Palsala (planning Authority) is estimated at Rs. 2.96 CR.





SV Engineers & Consultants

Chartered Engineers, Arbitrators, Technical Consultants, Valuers
Estimators of Real Estate, Structural Engineers, Contractors

Head Office: # 3209, Sector 44 D, Chandigarh - 160047
E-mail: svec.chd@gmail.com

Er. Sanjay Verma B.E. (C&M)
Valuer (FIV) Income Tax Approved
Chartered Engineer (MIE)
Architect (MICA)
Approved Structural Engineer
Approved Estimators
Sr. Vice President - Val. Assoc. (Regd)
Jt. Secretary - Pan India Val. Federation
Gen. Secy. (India) - Council of Engineers
Mobile No. 94170 - 06102 (WhatsApp)

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Table A

Colony bearing Number _____ or called _____
(to be prepared separately for each Colony of the Real Estate Project)

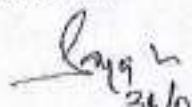
Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Colony as on 20.09.2019 date of Registration is	Rs. _____/-
2.	(Based on the Estimated cost)	Rs. _____/-
3.	Work done in Percentage (as percentage of the estimated cost)	_____ %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _____/-
5.	Cost incurred on Additional/ Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____/-

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 28.01.2020 i.e. date of issue of provisional registration is	Rs. 2.96 Cr
2.	Cost Incurred as on 30.01.2020 (Based on the Estimated cost)	Rs. 0.76 Cr
3.	Work done in Percentage (as percentage of the estimated cost)	25.68 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2.20 Cr
5.	Cost Incurred on Additional/ Extra Items as on 30.01.2020 not included in the Estimated Cost	Nil

Yours Faithfully


31/01/2020
Signature of Engineer

Name:

(Licence No. _____)

Enclosures:

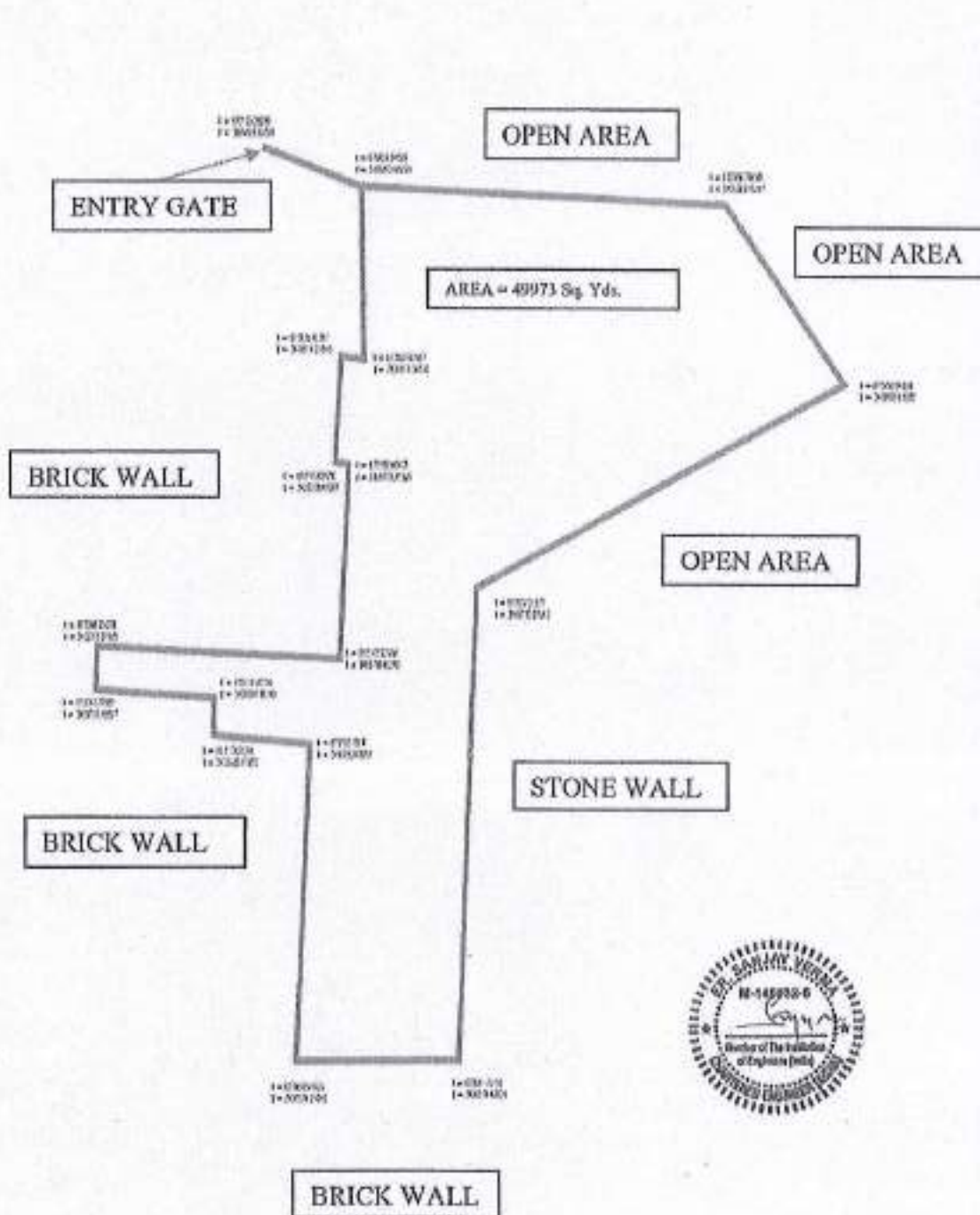
1. ANNEXURE - A (Plan Showing Area and approximate Ordinates)
2. ANNEXURE - B (Estimated Cost Incurred)
3. ANNEXURE - C (Total Estimated Cost)



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ANNEXURE - A





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E-mail: svec.chd@gmail.com

Er. Sanjay Verma B.E. (Civil)
Valuer (ITV) Income Tax Approved
Chartered Engineer (MIE)
Arbitrator (MICA)
Approved Structural Engineer
Approved Estimators
Sr. Vice President - Val. Assoc. (Regd)
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ANNEXURE - B

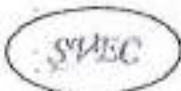
APPROXIMATE ESTIMATE OF EXTERNAL WORK ALREADY COMPLETED AT SITE:-

SEWERAGE & WATER SUPPLY LINE, ELECTRICAL CABLING FOR STREET LIGHT, STORM WATER LINE, WBM ROAD WITH KERB STONE AND LANDSCAPING WORK AT HILL VIEW ESTATE - COLONY AT VILLAGE KARORAN, SAS NAGAR, MOHALI, PUNJAB

Sr. No.	Description of Item	Unit	Quantity	Rate	Amount
1	Earth Work	L.S.			₹ 7,50,000.00
2	Providing and laying of Sewerage line as per design including Manholes	Rft	3000.00	450.00	₹ 13,50,000.00
3	Providing and laying Electrical Cable for residential and street light				
a)	Street Light	Nos.	15.00	10500.00	₹ 1,57,500.00
4	Construction of Tube Well	L.S.			₹ 28,00,000.00
5	Construction of WBM road with Kerbstone				
a)	WBM Road (Bed Preparation)	L.S.			₹ 2,00,000.00
b)	Kerb Stone	Rft	1000.00	40.00	₹ 40,000.00
6	Landscaping work with Tree planted on Road side and Green Area	L.S.			₹ 3,00,000.00
7	Construction of Boundary Wall 8' Ht.	Rft	2500.00	750.00	₹ 18,75,000.00
8	Construction of Stone Boundary Wall	Rft	500.00	350.00	₹ 1,75,000.00
9	Construction of Main Gate	L.S.			₹ 10,000.00
	TOTAL				₹ 76,57,500.00
	SAY				₹ 76,00,000.00

RUPEES SEVENTY-SIX LAKHS ONLY





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ANNEXURE - C

APPROXIMATE ESTIMATE FOR DEVELOPING OF EXTERNAL WORK AT SITE: -

SEWERAGE & WATER SUPPLY LINE, ELECTRICAL CABLING FOR STREET LIGHT, STORM WATER LINE, WBM ROAD WITH KERB STONE AND LANDSCAPING WORK AT HILL VIEW ESTATE - COLONY AT VILLAGE KARORAN, SAS NAGAR, MOHALI, PUNJAB

Sr. No.	Description of Item	Unit	Quantity	Rate	Amount
1	Earth Work	L.S.			₹ 10,00,000.00
2	Providing and laying of Sewerage line as per design including Manholes	Rft	4500.00	450.00	₹ 20,25,000.00
3	Providing and laying of Water Supply Line as per drawing	Rft	4270.00	100.00	₹ 4,27,000.00
4	Providing and Laying Storm Water as per drawing	Rft	3520.00	450.00	₹ 15,84,000.00
5	Providing and laying Electrical Cable for residential and street light				
a)	Cable & Accessories	Rft	4500.00	550.00	₹ 24,75,000.00
b)	Street Light & Accessories	Nos.	80.00	10500.00	₹ 8,40,000.00
c)	Transformer & Accessories (1000 KVA)	L.S.			₹ 17,50,000.00
6	Construction of Tube Well	L.S.			₹ 28,00,000.00
7	Construction of UGSR/ Overhead Tank	Ltr	200000.00	15.00	₹ 30,00,000.00
8	Construction of WBM road with Kerbstone				
a)	WBM Road	Sft	90000.00	20.00	₹ 18,00,000.00
b)	Kerb Stone	Rft	5000.00	40.00	₹ 2,00,000.00
9	Construction of Rain Water Harvesting Collection Tank	Nos.	3.00	200000.00	₹ 6,00,000.00
10	Providing and Laying Interlocking Paver Tiles 80mm thick as per drawing	Sft	90000.00	55.00	₹ 49,50,000.00
11	Landscaping work with Tree planted on Road side and Green Area	L.S.			₹ 15,00,000.00
12	Construction of Boundary Wall 8' Ht.	Rft	3500.00	750.00	₹ 26,25,000.00
13	Construction of Stone Boundary Wall 3'0" Ht.	Rft	1500.00	350.00	₹ 5,25,000.00
14	Construction of Main Gate including Entry Walls/ Decoration/ Carriageway	L.S.			₹ 15,00,000.00
	TOTAL				₹ 2,96,01,000.00
	SAY				₹ 2,96,00,000.00

RUPEES TWO CRORES NINETY SIX LAKHS ONLY.

