

FORM-2
[see Regulation 3]
ENGINEER'S CERTIFICATE
(June 2021)

Date: 14th July 2021

To

Nagpur Integrated Township Pvt. Ltd.,
H.No.1-89/1, Plot No.42 & 43, 3rd & 4th Floor,
Kavuri Hills, Madhapur,
Hyderabad – 500081, Telangana

Project Office:
Plot No.2, Sector-21, Near MADC Central Facility Building,
MIHAN-SEZ (De-notified area), Khapri (Rly),
Nagpur (MH) - 441108

Sub: Certificate of Cost Incurred for Development of “First City Project” for Construction of **02 Buildings (04 Wings each)** of the Phase-1a (MahaRERA Registration Number – **P50500010398**) situated on the Plot bearing Survey No. / Khasra Nos. 12, 20 (Part), 21 (Part) and 22 (Part) demarcated by its boundaries (latitude and longitude of the end points) **21.045350** to the North and **79.039323** to the East, Village **Khapri (Railway)**, Taluka **Nagpur Rural**, District **Nagpur**, Pin **441108** admeasuring **30,918** Sq.mts. area being developed by **M/s Nagpur Integrated Township Private Limited**

Ref: MahaRERA Registration Number **P50500010398**

Sir,

I, **Dr. H. M. Raje** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA Registration Number **P50500010398**, being **02 Buildings (04 Wings each)** of the **Phase-1a** situated on the Plot bearing Khasra Nos. 12, 20 (Part), 21 (Part) and 22 (Part) of Division **Nagpur Rural**, Village **Khapri (Railway)**, Taluka **Nagpur Rural**, District **Nagpur**, PIN **441108** admeasuring **30,918** Sq.mts.. area being developed by **M/s Nagpur Integrated Township Private Limited**

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

- (i) Shri **Mahesh Khanolkar** as L.S. / Architect;
- (ii) Shri **Dr. H. M. Raje** as Structural Consultant;
- (iii) Shri **Rohit Uchhil & Shri A. K. Rastogi** as MEP Consultant;
- (iv) Shri **Bipin Kumar Mishra** as Quantity Surveyor *

- 3rd Floor, 112, 4th Cross Street, Garden Bazaar, Mumbai - 400 002, India. Tel: +91 22 26644771-23269636
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Dr. H.M. RAJE
Ph. D. (IIT) M.E. (STR) MUMBAI
CHARTERED ENGINEER (INDIA)
F/108784/5

TABLE A

Building bearing Number **01** or called **Symphony-1 & 2 Block**
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Building as on 30th June 2021	Rs. 55.29 Cr.
2	Cost Incurred as on 30th June 2021 (based on the Estimated Cost)	Rs. 55.09 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	99.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.20 Cr.
5	Estimated Additional / Extra Items as on 30th June 2021 not included in the Estimated Cost (Annexure-A)	Rs. 14.17 Cr.
6	Cost Incurred on Additional / Extra Items as on 30th June 2021 not included in the Estimated Cost (Annexure-A)	Rs. 13.81 Cr.
7	Balance cost of Additional / Extra Items as on 30th June 2021 not included in the Estimated Cost (Annexure-A)	Rs. 0.36 Cr.

Building bearing Number **02** or called **Symphony-3 Block**
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Building as on 30th June 2021	Rs. 42.30 Cr.
2	Cost Incurred as on 30th June 2021 (based on the Estimated Cost)	Rs. 33.68 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	79.62%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8.62 Cr.
5	Estimated Additional / Extra Items as on 30th June 2021 not included in the Estimated Cost (Annexure-A)	Rs. 8.45 Cr.
6	Cost Incurred on Additional / Extra Items as on 30th June 2021 not included in the Estimated Cost (Annexure-A)	Rs. 5.84 Cr.
7	Balance cost of Additional / Extra Items as on 30th June 2021 not included in the Estimated Cost (Annexure-A)	Rs. 2.60 Cr.

[Signature]
Dr. H.M. RAJE
P.E. D. (IIT) M.E. (STR) MUM
REGISTERED ENGINEER (S)
E/108784/5

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>30th June 2021</u>	Rs. 20.76 Cr.
2	Cost Incurred as on <u>30th June 2021</u> (based on the Estimated Cost)"	Rs. 20.76 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00 Cr.
5	Cost Incurred on Additional / Extra Items as on <u>30th June 2021</u> not included in the Estimated Cost (Annexure-A)	Rs. 0.00 Cr.

Yours Faithfully

Dr. H.M. RAJE

Ph. D. (IIT) M.E. (STR) MUMBAI
CHARTERED ENGINEER (INDIA)
F/108784/5

Signature of Engineer
 (License No. _____)

*** 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.

Annexure A

List of Extra / Additional Items executed with cost
(Which were not parts of the original Estimate of Total Cost)

Applicable for Table -A

Sl.No.	Description of Works	Incurred Cost (in Rs. Cr)
1	Rebarring, Grouting & Hacking Works	0.617
2	Existing RCC Transfer Slab Dismantling Work	0.330
3	Variation Order 1	0.123
4	Variation Order 2	4.788
5	Variation Order 3	4.457
6	Variation Order 4	7.543
7	Variation Order 5	0.682
8	Variation Order 6	2.061
	Total (in Rs. Cr.)	20.600

Applicable for Table -B

Sl.No.	Description of Works	Incurred Cost (in Rs. Cr)
1	Site Barricading / Compound Works	0.19
2	Kids Play area works	0.06
	Total (in Rs. Cr.)	0.26


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