



FORM-2
[see Regulation 3]

ENGINEER'S CERTIFICATE
(September 2021)

Date: 06th October 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 *

H. M. Raje Structural Consultants Pvt. Ltd.

Head Office : B-206 & 207, Bldg. No. 1, New India Chambers, CTS-82, Village Mulgaon, MIDC Road, Andheri (East), Mumbai - 400 093.

T: 91-22-2820 2345 / 2820 4567, 91-22-6278 6969 / 6278 6900

Registered Office : ‘Sakaar’, RSC-4, 391-217 A, Sector-1, Gorai, Near Best Quarters, Borivali (West), Mumbai - 400 091.

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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 **Shri Bipin Kumar Mishra** 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. 140.96 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 **MADC Ltd** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 137.41 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 **MADC Ltd.,** (planning Authority) is estimated at **Rs. 3.55 Cr.** (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:

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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 September 2021	Rs. 55.29 Cr.
2	Cost Incurred as on 30th September 2021 (based on the Estimated Cost)	Rs. 55.14 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	99.72%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.15 Cr.
5	Estimated Additional / Extra Items as on 30th September 2021 not included in the Estimated Cost (Annexure-A)	Rs. 14.17 Cr.
6	Cost Incurred on Additional / Extra Items as on 30th September 2021 not included in the Estimated Cost (Annexure-A)	Rs. 13.82 Cr.
7	Balance cost of Additional / Extra Items as on 30th September 2021 not included in the Estimated Cost (Annexure-A)	Rs. 0.35 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 September 2021	Rs. 42.30 Cr.
2	Cost Incurred as on 30th September 2021 (based on the Estimated Cost)	Rs. 40.48 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	95.71%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1.81 Cr.
5	Estimated Additional / Extra Items as on 30th September 2021 not included in the Estimated Cost (Annexure-A)	Rs. 8.45 Cr.
6	Cost Incurred on Additional / Extra Items as on 30th September 2021 not included in the Estimated Cost (Annexure-A)	Rs. 7.22 Cr.
7	Balance cost of Additional / Extra Items as on 30th September 2021 not included in the Estimated Cost (Annexure-A)	Rs. 1.23 Cr.

TABLE B

H. M. Raje Structural Consultants Pvt. Ltd.

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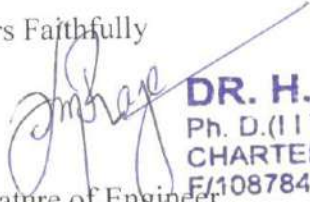
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(to be prepared for the entire registered phase of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the Layout as on 30th September 2021	Rs. 20.76 Cr.
2	Cost Incurred as on 30th September 2021 (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 30th September 2021 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)
 E/108784/6
 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.

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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	Incurring 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	5.354
5	Variation Order 3	4.628
6	Variation Order 4	8.070
7	Variation Order 5	0.768
8	Variation Order 6	2.088
	Total (in Rs. Cr.)	21.978

Applicable for Table –B

Sl.No.	Description of Works	Incurring 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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