

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

Date: 07th January 2022

To

Nagpur Integrated Township Pvt. Ltd.,
H.No.3-71/nr, Plot No.71,
Kavuri Hills, Phase – II, Madhapur,
Hyderabad – 500033, 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, Phase-1A” having MahaRERA Registration Number – P50500010398 being developed by M/s Nagpur Integrated Township Private Limited

Sir,

1. I, **Dr. H. M. Raje** have undertaken assignment of certifying Estimated Cost for “**First City Project, Phase-1A**” having MahaRERA Registration Number **P50500010398** being developed by **M/s Nagpur Integrated Township Private Limited.**
2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement for lease. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity for the entire work as calculated by **Shri Bipin Kumar Mishra** quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

HIMANSHU Digitally signed
U by HIMANSHU
MADHUK MADHUK
AR RAJE RAJE
Date: 2022.01.26
17:41:35 +05'30'

H. M. Raje Structural Consultants Pvt. Ltd.

Page 1 of 5

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.

T: 91-22-2867 6477 / 2867 6388 • W: www.rajeconsultants.com

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs.201.54 Cr.** (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement for lease and for the purpose of obtaining occupation certificate / Completion Certificate for the building(s) / Wings(s) / Layout / Plotted Development 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. 165.01 Cr.** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used and unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of lease, of the project is estimated at **Rs. 36.52 Cr.** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of lease, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

HIMANSHU Digitally signed:
MADHUKA by HIMANSHU
R RAJE MADHUKAR RAJE
Date: 2022.01.28
17:42:25 +05'30'

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 date of Registration is	Rs. 65.24 Cr.
2	Cost Incurred as on date of Certificate	Rs. 65.11 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	99.80%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 0.13 Cr.
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Rs. 16.30 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 date of Registration is	Rs. 49.91 Cr.
2	Cost Incurred as on date of Certificate	Rs. 49.26 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	98.70%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 0.65 Cr.
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Rs. 9.95 Cr.

HIMANSHU Digitally signed
by HIMANSHU
MADHUKA MADHUKAR RAJE
Date: 2022.01.29
17:42:45 +05'30
R RAJE

TABLE B
(Internal & External Development Works in Respect of the Registered Phase)

Sr.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	Rs. 24.39 Cr.
2	Cost Incurred as on date of certificate	Rs. 24.39 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 not included in the Estimated Cost (Table-C)	Rs. 0.00 Cr.

Yours Faithfully

Digitally signed by
HIMANSHU
MADHUKAR RAJE
Date: 2022.01.28
17:43:16 +05'30'

Signature of Engineer
DR. H. M. RAJE

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

With Stamp of Engineer

Local Authority License No.: F/108784/5

CHARTERED ENGINEER (INDIA)

Agreed and Accepted By:


Signature of Promoter

Name (IN BLOCK LETTERS):



Date:

* Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of lease.
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.

Page 4 of 5



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. (**) Balance Cost to be incurred (4) may vary from Difference between Total Estimated cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc., 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviation / qualification. Example: Any deviations in input material used from specifications in agreement of lease.

Table C
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.	List of Extra / Additional / Deleted Items	Estimated Amount (in Rs. Cr)	Incurred Amount (in Rs. Cr)
1	Rebarring, Grouting & Hacking Works	0.617	0.617
2	Existing RCC Transfer Slab Dismantling Work	0.389	0.389
3	Variation Order 1	0.147	0.145
4	Variation Order 2	6.391	6.318
5	Variation Order 3	6.605	5.653
6	Variation Order 4	10.141	9.523
7	Variation Order 5	0.935	0.907
8	Variation Order 6	2.464	2.464
9	Symphony3 Additional Works	1.112	0.719
10	Additional Works in Symphony1,2,3 & Podium	1.480	0.525
11	Variation Order 7	16.711	-
12	Variation Order 8	16.010	-
	Total (in Rs. Cr.)	63.002	27.259

Applicable for Table -B

Sl.No.	List of Extra / Additional / Deleted Items	Amount (in Rs. Cr)
1	Site Barricading / Compound Works	0.23
2	Kids Play area works	0.08
	Total (in Rs. Cr.)	0.30

PREPARED BY:
MAHESH KAL
RAJE
Checked by: MAHESH KAL
DATE