

NILESH NAGTODE

BE-Civil

Pratap Nagar, Behind Old RTO Office, WARDHA - 442001

Mobile: 9819229737

nileshnagtode@yahoo.co.in

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)

Date: 30-Sep-2018

To

TRIF Real Estate and Development Limited

Plot No. 01, City Survey No. 362/1,

Mouja: Jatatarodi, Rambag,

Medical Square to Baidyanath Square Road,

NAGPUR – 440003 (MH)

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of “TRILIUM” building (MahaRERA Registration Number- P50500012878) situated on the Plot bearing C.N. No./CTS No./Survey no./ Final Plot no 01, 362/1 demarcated by its boundaries (latitude and longitude of the end points) Open Space & Amenity Space to the North Road & NIT Plot Nos. 323, 324, 325, 326, 327 to the South 24 mtr. Road to the East Open Space to the West of Division Nagpur village Nagpur (M. Corp.) taluka Nagpur (Urban) District Nagpur PIN 440003 admeasuring 12,409.712 sq.mts. area being developed by M/s. TRIF Real Estate and Development Limited.

Ref: MahaRERA Registration Number P50500012878

Sir,

I/ We NILESH NAGTODE have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being TRILIUM Building situated on the plot bearing C.N. No./CTS No./Survey no./ Final Plot no 01, 362/1 of Division Nagpur village Nagpur (M. Corp.) taluka Nagpur (Urban) District Nagpur PIN 440003 admeasuring 12,409.712 sq.mts. area being developed by M/s. TRIF Real Estate and Development Limited.

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

- (i) M/s Rajinder Kumar Associates, New Delhi Architects.
- (ii) M/s. Technical Projects Consultants Pvt. Ltd., Noida, UP as Structural Consultants.
- (iii) M/s. AUFAIT International Engineering Studio, New Delhi as MEP Consultants.
- (iv) M/s. CBRE South Asia Pvt. Ltd., as Project Management Consultants.

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 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 M/s. CBRE South Asia Pvt. Ltd., as Project Management Consultants 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 169.52 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 from the NMC-Nagpur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at 152.17 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 NMC-Nagpur (Planning Authority) is estimated at 17.35 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:

TABLE A

Building called "TRILIUM"

Sr. No.	Particulars	Amounts (Rs In Crores)
1	Total Estimated cost of the building/wing as on 30/09/2018 date of Registration is	Rs. 167.53
2	Cost incurred as on 30/09/2018 (based on the Estimated cost)	Rs. 150.78
3	Work done in Percentage (as Percentage of the estimated cost)	90 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16.75
5	Cost Incurred on Additional /Extra Items as on 30/09/2018 not included in the Estimated Cost (Annexure A)	Rs. – Nil

TABLE B

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

Sr. No	Particulars	Amounts (Rs in Crores)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/09/2018 date of Registration is	Rs. 1.99/-
2	Cost incurred as on 30/09/2018 (based on the Estimated cost)	Rs 1.39/-
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.60/-
5	Cost Incurred on Additional /Extra Items as on 30/09/2018 not included in the Estimated Cost (Annexure A)	Rs. NIL /-

Yours Faithfully



Signature of Engineer

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

NIL