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ENGINEER'S CERTIFICATE (F2)

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of money from designated Account: project wise)

JULY – SEP 2024

FORM QUARTER ENDING 30TH SEPTEMBER 2024

Date: 26/11/2024

To
The IDEA INFRAVENTURES
P.N. 355, WAGDHARA, HINGNA
NAGPUR – 441110.

Subject: certificate of cost incurred f or Development of "**SILVER TOWER – 2**" for construction of Building(s) of the____Phase (RERA Registration No. **P50500076676)** situated on the plot bearing Plot No. 17, kh. N. 91/1, Wagdhara, Hingna, Nagpur – 441110.

Demarcated by its boundaries (latitude and longitude of the end points)

SILVER TOWER – 1 to the North, **9 MTR ROAD** to the East of Division Nagpur village Wagdhara, District Nagpur – 441110. PIN. Admeasuring **625.876 sq. mts.** area being developed by IDEA INFRAVENTURES Ref: APRERA Registration Number **P50500076676.**

Sir,

I/We Jaiprakash M. Wankhede have undertaken assignment of certifying Estimated Cost for the Subject Real Estate project proposed to be registered under RERA, being **"SILVER TOWER – 2"/** Wing (s).. ..of the phase situated on the plot bearing kh. N. 91/1, plot no. 17, of division Nagpur, village Wagdhara, Mandal, Hingna, Dist. Nagpur. PIN: 441110. Admeasuring **625.876 sq. mtr.** Area being developed by (IDEA INFRAVENTURES).

Following technical professionals are appointed by IDEA INFRAVENTURES:-

(i) M/s/Shri/Smt. Ar. **ATUL TIWARI** as ARCHITECT.
(ii) M/s/Shri/Smt. **SUDESH MALODE** as structural consultant.
(iii) M/s/Shri/Smt. .....MEP Consultant.
(iv) M/s/Shri/Smt. .....Quantity Surveyor.

We have estimated the cost of completion to obtain Occupation 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 if items and quantity for the entire work

calculated by _____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.

2. We estimate Total Estimated cost of completion of the building(s) of the aforesaid project under reference as Rs. 5,67,49,000/- (Total of Table A and B). The estimated Total cost of project is with reference to the Civil, MEP and allied works required t o be completed for the purpose of obtaining occupation certificate for the building(s) from the NMRDA being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 90,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimate Cost.
4. The balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate from NMRDA (Planning Authority) is estimate at Rs. 4,77,49,000/- (Total of Table A and B).
5. 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 / Wing bearing Number _____ or called _____
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/ Wing as on _____date of Registration is	Rs. 5,67,49,000/-
2.	Cost incurred as on 30/06/2024__NIL__ (based on the Estimated cost)	Rs. 90,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	____ 40% ____
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,77,49,000/-
5.	Cost Incurred on Additional/Extra Items as On _____ not included in the Estimated Cost (Annexure A)	_____NIL_____

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 _____date of Registration is	__NIL__
2	Cost incurred as on _____ (based on the Estimated cost)	__NIL__
3	Work done in Percentage (as Percentage of the estimated cost)	__NIL__
4	Balance Cost to be Incurred (Based on Estimated Cost)	__NIL__
5	Cost Incurred on Additional/Extra Items as On _____ not included in the Estimated Cost (Annexure A)	__NIL__

Yours Faithfully

Signature of Engineer

(License No. STATE/R/2024/APL/11111)

Mob-NO-9326018172

SAI CONSULTANCY
JAYPRAKASH M. WANKHEDE
B.E. Civil & Dip in Architect
(Consulting Engg & Architect Planner)
Regd. Licence No.
STATE/R/2024/APL/11111

***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.
2. (*) Quantity survey can be done by office of Engineer of 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 estimate 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 part of the original Estimate of Total Cost)