

FORM-2
[See Regulation 3]

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: 25-7-17

To,

Subject : Certificate of Cost Incurred for Development of "IT PARK" for Construction of 3 Nos. of building(s) i.e Block A- iPark, (2 Basements+Ground+10 Floors), Block B i.e. iCon.(2 Basements +Ground + 4 floors), Block C i.e. iRes (Ground floor Stilt Parking +11 Floors) of the IT Park Project situated on the Plot No.28 bearing Kh No. 43-51,53,96, of Mouza PARSODI, Nagpur demarcated by its boundaries to the North by 15metres wide road; to the South by Reserved NIT Plot, to the East by 15 meter wide road and to the West by Residential Areas at village NAGPUR, taluka NAGPUR, District NAGPUR, Pin:440 022 admeasuring **9883.78 sq.mts.** area being developed by **M/S. Vidarbha Infotech Pvt. Ltd., Nagpur.**

Ref : MahaRERA Registration Number _____

Sir,

I, _____, have undertaken assignment of certifying Estimated Cost for the Real Estate Project – 'IT-Park' proposed to be registered under MahaRERA, consisting of Block A, Block B, and Block C of the Project situated on the Plot No. 28 bearing Kh No.43-51, 53,96. of Mouza: PARSODI, Dist. NAGPUR, Pin 440022 admeasuring 9883.78 sq.mts. area being developed by M/S. VIDARBHA INFOTECH PVT. LTD, Nagpur.

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

- (i) M/s S K A Consortium as Architects
- (ii) M/s P S Patankar as Structural Consultant
- (iii) Shri Shankar Ghime as MEP Consultant

2. I 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 assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3. I have estimated Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.105,55,00,000/-** (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 Nagpur Improvement Trust, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.62,98,06,166/-** (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 Nagpur Improvement Trust (planning Authority) is estimated at **42,56,93,834/-** (Total of Table A and B).

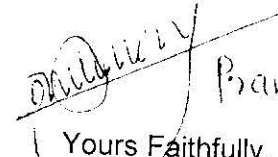
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A
(for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building as on 25.07.2017 date of Registration is	Rs.95,45,00,000/-
2	Cost incurred as on 25.07.2017 (based on the Estimated cost)	Rs.62,98,06,166/-
3	Work done in Percentage (as Percentage of the estimated cost)	65.98%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.32,46,93,834/-
5	Cost Incurred on Additional /Extra Items as on xx.07.2017 not included in the Estimated Cost	Rs. NIL.

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 25.07.2017 date of Registration is	Rs. 10,10,00,000/-
2	Cost incurred as on 25.07.2017 (based on the Estimated cost).	
3	Work done in Percentage (as Percentage of the estimated cost).	Rs. NIL
4	Balance Cost to be Incurred (Based on Estimated Cost).	%
5	Cost Incurred on Additional /Extra Items as on 25.07.2017 not included in the Estimated Cost	Rs. 10,10,00,000/-
		Rs. NIL


 Yours Faithfully, *Pramod M. Waghmare*
 Signature of Engineer.

*** 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. 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.