Annexure-B
FORM-2
[see Regulation 3]

ENGINEER'S CERTIFICATE
(Sep 2023)

Date: 09th Oct 2023

To

Nagpur Integrated Township Pvt. Ltd.,
H.No.3-71/NR, Plot No.71,
Kavuri Hills, Phase – II, Madhapur,
Hyderbad – 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, Commercial Shopping-1" having MahaRERA Registration Number – P50500034615 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, Commercial Shopping-1**" having MahaRERA Registration Number **P50500034615** 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 Commercial Shops 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 Prem Prakash Maindoliya** 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.

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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3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs.7.672 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 Commercial Shops 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. 7.615 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 Commercial Shops and proportionate completion of internal & external works, as per specifications mentioned in agreement of lease, of the project is estimated at **Rs. 0.056 Cr.** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the Commercial Shops 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:

TABLE A

Building called **Commercial Shops-1**
(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. 6.729 Cr.
2	Cost Incurred as on date of Certificate	Rs. 6.729 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	100%
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.

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TABLE B

(Internal & External Development Works in Respect of the Registered 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	Rs. 0.918 Cr.
2	Cost Incurred as on date of certificate	Rs. 0.864 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	94.17%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 0.054 Cr.
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.022 Cr.

Yours Faithfully

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

Signature of Engineer
Dr. H. M. Raje
Chartered Engineer
License No:-F/108784/6

Agreed and Accepted By:

Signature of Promoter
Name (IN BLCOK LETTERS): A.V. Sunil Kumar
Date : 09 OCT 2023

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*** 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. 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	Nil	-	-
	Total (in Rs. Cr.)	**0.00**	**0.00**

Applicable for Table –B

Sl.No.	List of Extra / Additional / Deleted Items	Estimated Amount (in Rs. Cr)	Incurred Amount (in Rs. Cr)
1	Shifting of Electrical Cable	0.024	0.022
	Total (in Rs. Cr.)	**0.024**	0.022

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