VISTAAR
Architect, Planner, Landscape Architect, Interior Designer, Cover Valuer
Vistaar Heights,4th floor, Plot No.146-151, Opp. Shree Gajanan Maharaj Mandir,
Zenda Chowk, Dharampeth, NAGPUR-10.
M.NO.-9422103220.

FORM-2 [UT]

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: 21/11/2023

To,
The Iwars Private Limited
Shop No. 15, Ashirwad Apartment
H B Town Bhandara Road, Nagpur
Maharashtra – 440 035.

Subject: Certificate of cost incurred for Development of SAI NAGARI -1 having MAHARERA Registration Number P50500050037 being developed by Iwars Private Limited.

Sir,

1. I **C.D. Giripunje** have undertaken assignment of certifying Estimated Cost for **Sai Nagari - 1** the Subject Real Estate Project proposed to be registered under MahaRera, situated on the land bearing **Khasra No. 185/4 At. Pawangaon, Kamptee, Nagpur – 440035.**
2. We have estimated the cost of Civil, MEP and allied works required for completion of the layout and external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the sanctioned plans made available to us for the project under reference by the **Iwars Private Limited.** The Schedule of items and quantity required for the entire work as calculated by Quantity Surveyor appointed by **Iwars Private Limited,** the assumption of the cost of material, labour and other inputs made by the developer/promoter, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.
3. We estimate Total cost of completion of the aforesaid project under reference at **Rs. 5,39,80,000/-** (Total of Table A and B) at the time of registration. The estimated total cost of

the project is with reference to the civil, MEP and allied works required for the completion of the project and external works of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate for the Apartment/Layout from the **Nagpur Metropolitan Region Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at **Rs. 5,39,80,000/-** (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 Apartment and external works as per specifications mentioned in agreement of sale of the project is estimated at Rs. (Total of Table A and B).
6. I certify that the cost of civil, MEP and allied works for completion of the Apartment and external works as per specifications mentioned in agreement of sale of the project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building/Layout – **Khasra No. 185/4 At. Pawangaon, Kamptee, Nagpur- 440035.**
(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. NIL /-
2	Cost incurred as on date of certificate (based on the Estimated cost)	Rs NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL /-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL /-

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.5,39,80,000/-**
2	Cost incurred as on _____ (based on the Estimated cost)	**Rs. 3,71,49,156/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**68.82%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 1,68,30,844/-**
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Annexure A)	Rs.NIL/-

Agreed And Accepted By:

For iwars Private Limited

Director

Signature of Promoter
For Iwars Private Limited
Prafulla C. Itkelwar

Place: - **Nagpur**
Date: - **21/11/2023**

Yours Faithfully

C.D. GIRIPUNJE
License No. C.A./2001/27832
N.I.T. No. 1321
N.M.C. No. R-198

ARCHITECT
C.D. Giripunje
C.A./2001/27832
N.I.T. No.1321
N.M.C. No.R-198