A. S. IYER CONSTRUCTIONS PVT. LTD.
Plot No. 8, Old Verma Layout,
Near Hanuman Mandir, Nagpur - 440 033.
Tel.: 0712 - 2220399, 2229605
Email : iyerconstruction@gmail.com

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)

To,
M/s. Jain Realties,
Through Authorized Partner
Shri. Ankit Rajendra Jain
Jain House, 56 East Wardhaman Nagar Nagpur

Date : 04-11-2023

Subject: Certificate of Cost Incurred for Development of HAPPY NEST having MahaRERA Registration No.P50500050897 being developed by JAIN REALTIES

Sir,

1. I ANANTHKRISHNA SUBRAMANIAN IYER have undertaken assignment of certifyingEstimated Cost for HAPPY NEST having MahaRERA Registration Number P50500050897 Being developed by **JAIN REALTIES**.

2. I have estimated the cost of the Civil, MEP and Allied works required forcompletion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer / Consultants and the Schedule of items and quantity for the entire work ascalculatedbyHASHIMBHAI A H(Quantity Surveyor)appointedbyDeveloper/Engineer,and the assumption of the cost of the cost material, labor and other inputs made by developer, and the siteinspection carried out by us to ascertain / confirm the above analysis given to us.

3. I estimate Total Estimated Cost of completion of the aforesaid project underreference at **Rs.26,00,00,000/-**at the time ofRegistration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Cost Incurred till date is calculated at **Rs.3,34,76,290/-.** The amount is calculated on the basis of input materials / services used & unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works forcompletion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale of the Project is estimated at **Rs. 22,65,23,710/-.**

6. I Certify that cost for the Civil / MEP / Allied Work for the apartment andproportionate completion of internal & external works, as per specifications mentioned in agreement to sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below.

Table A

Building / Wing / Layout / Plotted Development called **HAPPY NEST**

(To be prepared separately for each building / wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development As On Date Of Registration is	**Rs.26,00,00,000/-**
2.	Cost Incurred As On 30-09-2023	**Rs. 3,34,76,290/-**
3.	Work Done In Percentage (As a %age Of Estimated Cost)	**12.87 %**
4.	Balance Cost to Be Incurred (Based on Estimated Cost)**	**Rs. 22,65,23,710/-**
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	**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	0/-
2.	Cost Incurred As On 30-09-2023	0/-
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	0%
4.	Balance Cost To Be Incurred (Based on Estimated Cost)	0/-
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	0/-

A. S. IYER CONSTRUCTIONS PVT. LTD.

DIRECTOR

Signature of Engineer

Note:

1. The scope of work is to complete Registered Real Estate Project as perdrawings approved from time to time and as per specifications mentioned in agreement of sale.

2. (*) Quantity survey can be done by office of Engineer or can be done byan 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 betweenTotal estimated cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this 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 the components of work with specifications are indicative and notexhaustive.

5. Please specify if there are any deviations / qualifications. Example: Anydeviation in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional / Deleted Items considered in Cost

(Which were not part of the original estimate of Total Cost)

Sr. No.	List of Extra/ Additional/ Deleted Items	Amount (In Rs.)
NIL		