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

Date : 31 March 2025

To,
M/s. Happy Spaces
(G1, Vitthal Complex, Opp Dhantoli Garden, Dhantoli)
Nagpur – 440012

Subject : Certificate Of Cost Incurred For Development Of Happy Galaxy being developed by M/s. Happy Spaces, Partner Shri.Vinay Shyamsunder Sarda, Nagpur.

Sir,

1. I/ **Sanjay Digambar Tambe** have undertaken the assignment of certifying Estimated Cost for Project Name having been developed by **M/s. Happy Spaces, Partner Shri. Vinay Shyamsunder Sarda, Nagpur.** .

2. We have estimated the cost of the Civil, MEP and Allied works required for completion 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 as calculated by Mr. **Hashimbhai Ali Husain Khamgavwala** appointed by Developer / Engineer, and the assumption of the cost of the cost material, labor and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate the **Total Estimated Cost** of completion of the aforesaid project under reference ***28,97,50,000* (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 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)

from the Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost **Incurred till date** is calculated at **Rs 16,75,00,000/-** The amount of Estimated Cost Incurred 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 for completion 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. 12,22,50,000/-** (Total of Table A and B)

6. I Certify that the cost for the Civil / MEP / Allied Work for the apartment and proportionate 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 called **Happy Galaxy**

(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	*28,97,50,000/-*
2.	Cost Incurred As On Date of Certificate	16,75,00,000/-
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	57.88%
4.	Balance Cost To Be Incurred (Based on Estimated Cost)**	12,22,50,000/-
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	

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	*NA*
2.	Cost Incurred As On Date of certificate	NA
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	*NA*
4.	Balance Cost To Be Incurred (Based on Estimated Cost)	NA
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	NA

Yours Faithfully,

A. S. IYER CONSTRUCTIONS PVT. LTD.

Signature of Engineer

DIRECTOR

Note:

1. The scope of work is to complete the Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. (*) Quantity survey can be done by the office of the 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 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 not exhaustive.
5. Please specify if there are any deviations / qualifications. Example: Any

deviation 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 Cos

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

Accepted & Approved

HAPPY SPACES NAGPUR Authorised Signatory