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

Annexure -B

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. Sadhuram & Sons,
Through Authorized Partner
Shri. Pawan Shyamsunder Bhalotiya
Jain House, 56 East Wardhaman Nagar Nagpur-440008

Date: - 15/04/2024

Subject: - Certificate of Cost Incurred for Development of Residential building **"Happy Homes"** (B+G+15) of the Project (MahaRERA Registration Number **P50500054142**) situated on the NIT Plot No. 636, Sheet no. 71, 72 & 78, Mouza – Chikali Deo, Municipal House no. 1252/636, Ward no. 022, situated at Chikali, Nagpur, Tah- Nagpur, Dist.- Nagpur demarcated by its boundaries 30 mtrs Road to the North; 9 mtrs Road to the South; Plot No. 637 to the East; Plot No. 635 to the West; Division NAGPUR, Taluka Nagpur, District NAGPUR, Pin - 440008 admeasuring **1080 sq. mts.** area being developed by **M/s. Sadhuram & Sons**, Through Authorized partner **Shri Pawan Shyamsunder Bhalotiya. This certificate is for the period ending 31/03/2024**

Sir,

1. I/We **Sanjay Digamber Tambe** have undertaken assignment of certifying Estimated cost of building **"Happy Homes"** (B+ G+15) of the Project (MahaRERA Registration Number) situated NIT Plot No. 636, Sheet no. 71, 72 & 78, Mouza – Chikali Deo, Municipal House no. 1252/636, Ward no. 022, situated at Chikali, Nagpur, Tah- Nagpur, Dist.- Nagpur demarcated by its boundaries 30 mtrs Road to the North; 9 mtrs Road to the South; Plot No. 637 to the East; Plot No. 635 to the West; Division NAGPUR, Taluka Nagpur, District NAGPUR, Pin - 440008 admeasuring **1080 sq. mts.** area being developed by **M/s. Sadhuram & Sons**, Through Authorized partner **Shri Pawan Shyamsunder Bhalotiya.**

2. We have estimated the cost of 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 Developers /Consultants. The Schedule of items and quantity required for the entire work as calculated by Hashimbhai A H 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.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 18,00,00,000/-** (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 the apartments and proportionate of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/Wing(s)/Layout/Plotted Development from the **Building Engineer (East, Nagpur Improvement Trust, Nagpur** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 2,03,18,965/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials/services used and unit cost of these items.

The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 15,96,81,035/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works as per specifications mentioned in agreement of 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 bearing called **"Happy HOMES"** Building

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

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated cost of the building /wing/ Layout/Plotted Development as on date of Registration is	**Rs. 18,00,00,000 /-**
2.	Cost incurred as on date of certificate	**Rs. 2,03,18,965 /-**
3.	Work done in percentage (as percentage of the Estimated cost)	**11.29 %**
4.	Balance Cost to be Incurred (based on the Estimated cost)	**Rs. 15,96,81,035 /-**
5.	Cost incurred on Additional/ Extra items 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 (In Rs.)
1.	Total Estimated cost of the Internal and External Development work including Amenities and Facilities in the layout as on date of Registration is	**Rs. 0 /-**
2.	Cost incurred as on date of certificate	**Rs. 0 /-**
3.	Work done in percentage (as percentage of the Estimated cost)	**0%**
4.	Balance Cost to be Incurred (based on the Estimated cost)	**Rs. 0 /-**
5.	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Table-C)	**Rs. 0 /-**

Yours Faithfully

signature of Engineer

A.S. IYER CONSTRUCTIONS PVT. LTD. NAGPUR

SADHURAM & SONS

Partner

Authorized Signatory

Note –

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

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent quantity survey, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quality 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/qualifications. Example: Any deviations in input material used from specification 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.)
1.	--Nil--	--Nil--
2.	--Nil--	--Nil--

A.S. IYER CONSTRUCTIONS PVT. LTD. NAGPUR