

Annexure -B

FORM -2

ENGINEER'S CERTIFICATE

Date:-29.10.2024

PROJECT NAME: "Happycity Varale".

ADDRESS: S. No. 47(PART), S. No. 48 (PART), Talegaon Dabhade, Tal. Maval, Dist. Pune - 410507

PROMOTER NAME: NAMRATA DEVELOPERS PVT. LTD.

ADDRESS: Namrata Group, Sr. No.135/1+2B, CTS No.3095, Ashok Sankulli, Office No.301,302,303,3rd floor, Range Hill Road, Shivaji Nagar Pune 411 007. Ph no. +91-8600008941/42, www.namratagroup.com.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Project mentioned above.

- Following technical professionals were consulted by me for verification /for certification of the cost:
 - M/s/Mr. **Amit Bhat (AB Architects)** as a Design & Execution Architect;
 - M/s/Mr. **Mangesh Gotal (A Design Studio)** as a Liaisoning Architect;
 - M/s/Mr. **G.A. Bhilare Consultants Pvt. Ltd.** as a Structural Consultant
 - M/s **Siddhivinayak MEP Consultants** as a MEP Consultants
 - Mr. **Yogendra Girase** as a Quantity Surveyor
- We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Yogendra Girase quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 555,816,000.00/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated Cost Incurred till date is calculated at Rs. 363,528,243.00/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from PMRDA (planning Authority) is estimated at Rs. 192,287,757.00 /- (Total of Table A and B).
- I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number: A Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 29-10-2024 date of Registration is	Rs.175,174,322.00 /-
2	Cost incurred as on 29-10-2024 (based on the Estimated cost)	Rs.110,169.00 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.1%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 175,064,153.00/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Not applicable

Building /Wing bearing Number: C Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 29-10-2024 date of Registration is	Rs. 145,508,725.00 /-
2	Cost incurred as on 29-10-2024 (based on the Estimated cost)	Rs. 144,445,860.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	99.27%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,062,865.00/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Not applicable

Building /Wing bearing Number: E Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 29-10-2024 date of Registration is	Rs. 93,442,633.00 /-
2	Cost incurred as on 29-10-2024 (based on the Estimated cost)	Rs. 91,175,567.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	97.57%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,267,066.00/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Not applicable

TABLE B

**Internal & External Development work and common amenities
(to be prepared for the entire registered phase of the Real Estate 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 29-10-2024 date of Registration is	Rs. 141,690,320.00 /-
2	Cost incurred as on 29-10-2024 (based on the Estimated cost)	Rs. 127,796,647.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	90.19%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.13,893,673.00/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Not Applicable

Signature of Engineer

Mr. Nikhil M. Patil

Agreed and accepted by:

Signature of Promoter

Mr. Shailesh Kantilal Shah

Director

