

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: - 27.02.2024

To
M/s. Oscar Infrastructure Pvt Ltd,
711, The Corporate Centre,
Nirmal Life Style, Mulund (W),
Mumbai - 80

Subject: Certificate of Cost Incurred for development of Project :- “OM Nandanvan” – MAHARERA Registration Number (Applied For) being developed M/s. Oscar Infrastructure Pvt Ltd.

I Vishal Raghwani have undertaken assignment of certifying estimated cost for the Subject Real Estate Project :- “OM Nandanvan” – MAHARERA Registration Number (Applied For) being developed M/s. Oscar Infrastructure Pvt Ltd.

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 calculation are based on the drawings /plan made available to us for the project under reference by the Developer / Consultants. The schedule of items and quantity required for the entire work as calculated by Vishal Raghwani Quantity Surveyor*appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the size inspection carried out by us to ascertain / confirm the above analysis given to us.

We estimate Total Estimated Cost of Completion of the building of the aforesaid project under reference as **Rs.47,25,00,000/- Forty Seven Crores Twenty Five Lakhs Only. (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 completion 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 plotted development from the BMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at **Rs.50,00,000/- Rupees Fifty Lakhs Only. (Total 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.

Office No.1, Ambika Bhuvan,
Chandan Baug Road, Mulund (W),
Mumbai – 400080.

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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. 46,75,00,000/- Forty Six Crores Seventy Five Lakhs Only.(Total of table A and B)**

I certify that 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 & B below.

TABLE A

Building - OM Nandanvan

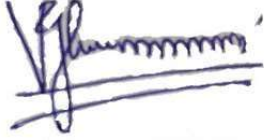
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 27/02/2024 date of Registration is	Rs.43,75,00,000/-
2	Cost incurred as on 27/02/2024 (based on the Estimated cost)	Rs.50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.143%
4	Balance Cost to be Incurred ** (Based on Estimated Cost)	Rs.43,25,00,000/-
5	Cost Incurred on Additional /Extra Items as on 27/02/2024 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 & External Development Works including amenities and Facilities in the layout as on 27/02/2024 date of Registration is	Rs.3,50,00,000/-
2	Cost incurred as on 27/02/2024 (based on the Estimated cost)	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.3,50,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



Vishal Raghwani
B. E – Civil (Mr. Vishal Raghwani)

(EN – 05474)



Agreed and Accepted by:

Signature Of Promoter

Name : Trusha Lathiya

Date: 02.03.2024

***Note:**

1. The Scope of Work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate / Completion Certificate.
2. (*) Quantity Survey can be done by office of 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 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.
5. All components of work with specifications are indicative and not exhaustive.

B | **B R I X W E L L** **E N G I N E E R I N G**

6. Please specify if there are any deviations / 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.)