N.B. DANDEKAR
Licensed Engineer
L.S.No. NIT.2014
NMC 589

Plot No. 66A Anand Apartment Urvela Colony Chattrapati Square Nagpur

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)

Period – 01.04.2024 to 30.06.2024

Date: 05/07/2024

To,

OAK STERLING VISTA LLP,

4th Floor, OAK Insignia,

Ravindranath Tagore Road,

Civil Lines, Oppsite Axis Bank,

Nagpur-440001 (MH)

Subject: Certificate of Cost Incurred for Development of **OAK STERLING VISTA** having MahaRERA Registration number **P50500055834** being developed by **OAK STERLING VISTA LLP.**

Sir,

1. I/ We **N B Dandekar** have undertaken assignment of certifying Estimated Cost for **OAK STERLING VISTA** having MahaRERA Registration number **P50500055834** being developed by **OAK STERLING VISTA LLP.**

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 Developer/Consultants. The Schedule of items and quantity

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for the entire work as calculated by Anil Wadhwani (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.28,74,55,626/-** (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 Buildings / Wing(s) / Layout Plotted Development from the NIT 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.1,43,72,781/-**(Total of 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.

5. The Balance cost of Completion of the Civil, MEP and Allied works for the 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.27,30,82,845/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and Allied work for the apartments and proportionate completion of 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:

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TABLE A

OAK STERLING VISTA

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date of Registration is	28,74,55,626/-
2.	Cost incurred as on date of certificate	1,43,72,781/-
3.	Work done in Percentage (as Percentage of the estimated cost)	5%
4.	Balance Cost to be Incurred (Based on estimated Cost)	27,30,82,845/-
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	Amount (in Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	
2	Cost incurred as on date of certificate	
3	Work done in Percentage	

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NMC 589

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	(as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on estimated Cost)	
5	Cost Incurred on Additional /Extra Items not included in the estimated Cost (Table - C)	Nil

Yours Faithfully

N.B. Dandekar
License Engineer
NIT LS No.-2104
N M C/L - 589

Signature of Engineer

N B Dandekar

NIT LS NO. 2104
NMC L 589

Agreed and Accepted by

Signature of Promoter

Omair S/o Abdul Khader

Partner and Authorized Signatory
Date: 05/07/2024

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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	-