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 – 01.10.2024 to 31.12.2024

To

Date: 03.01.2025

M/S OAK STERLING VISTA LLP

4th Floor, 167 – Ravindranath Tagore Road

Civil Lines, Nagpur - 440001

Subject: Certificate of Cost Incurred for Development of the Project **"OAK STERLING VISTA"** having MahaRERA Registration Number **P50500055834** being developed by **M/S OAK STERLING VISTA LLP.**

Sir,

1. I Nitin Balram Dandekar have undertaken assignment of certifying Estimated Cost for the Project **"OAK STERLING VISTA"** having MahaRERA Registration Number **P50500055834** being developed by **M/S 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 and 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 for the entire work as calculated by **Shri Nitin Balram Dandekar** 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.

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3. We estimate Total Estimated Cost of completion of the building(s) 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 and external works of the project 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 NIT, Nagpur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 31.12.2024 is calculated at Rs. 2, 72, 32,638/- (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 completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale of the project is estimated at Rs. 26,02,22,988/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work of the apartments and proportionate completion of internal and 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 Number 01 or called **"WING - A"**

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing/Layout/Plotted Development as on 22.04.2024 date of Registration is	12,10,33,947/-
2	Cost incurred as on 31.12.2024	2,66,27,468/-
3	Work done in Percentage (as Percentage of the estimated cost)	22%

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4	Balance Cost to be Incurred (Based on Estimated Cost)	9,44,06,479/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2024 not included in the Estimated Cost (Annexure A)	**Rs.** 0.00/-

Building /Wing/Layout/Plotted Development bearing Number 01 or called **"WING - B"**

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing/Layout/Plotted Development as on 22.04.2024 date of Registration is	12,10,33,947/-
2	Cost incurred as on 31.12.2024	6,05,170/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	12,04,28,277/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2024 not included in the Estimated Cost (Annexure A)	**Rs.** 0.00/-

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Building /Wing/Layout/Plotted Development bearing Number 01 or called **"WING - C"**

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing/Layout/Plotted Development as on 22.04.2024 date of Registration is	4,53,87,732/-
2	Cost incurred as on 31.12.2024	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,53,87,732/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2024 not included in the Estimated Cost (Annexure A)	**Rs.** 0.00/-

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TABLE B

(Internal and 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 22.04.2024	Rs. 0.00/-
2	Cost incurred as on 31.12.2024	Not applicable
3	Work done in Percentage (as Percentage of the estimated cost)	Not applicable
4	Balance Cost to be Incurred (Based on Estimated Cost)	Not applicable
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table - C)	Not applicable

Yours Faithfully

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Agreed and Accepted by:

Signature of Promoter
Name: Mr. Omair Abdul Khader
Managing Partner – M/S OAK STERLING VISTA LLP
Date: 03.01.2025

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	-