Er. Dhawal Harshe
B.E (Civil)
+91 9158855005
dhawal.harshe@gmail.com

Divine PROJECTS
ARCHITECTS | ENGINEERS | CONSTRUCTIONS

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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)

Date: 31/12/2025

To,
OM SAI HOUSING AGENCY
NAGPUR, MAHARASHTRA,440008

Subject: Certificate of Cost Incurred for Development of **SAI NAGARI** having MahaRERA Registration Number **P50500066541** Situated on The Land Bearing **Kh.No. 05, P.H.NO. 37, Mouza – Vihirgaon , Tah. – Nagpur(G), Dist. - Nagpur,** being developed by **OM SAI HOUSING AGENCY**

Sir,

I/We **DHAWAL HARSHE** have of Certifying Estimated Cost for **SAI NAGARI** having MahaRERA Registration Number **P50500066541** being developed by **OM SAI HOUSING AGENCY.**

1. 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 agreements 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 required for the entire work as calculated by Quantity Surveyor* appointed by Developer/Engineer, the assumption of he 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.

2. We estimate Total estimated the Cost of completion of the aforesaid project under reference at Rs. **13900000.00** (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 agreements of sale and for the purpose of the obtaining occupation certificate / completion certificate for the Building(s) /Wing(s)/ Layout /Plotted Development from the **NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

Divine Projects
NIT Lic No. 3000
MAHARERA Lic No. 441
9158855005
Dhawal S. Harshe

Office Address
Plot No. 9, Flat No. 401, Vinayak Apartments, Central Excise Colony,
Opp. Savarkar Garden, Chhatrapati Square, Nagpur - 400015
+91 9158855115 divineprojects24@gmail.com
www.divinenagpur.com

3. The Estimated Cost incurred till date is calculated at Rs. **1,35,00,000/-** (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.

4. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of apartments an proportionate Completion of internal & external works, as per specification mentioned in agreement of sale, of the Project is estimated at Rs **4,00,000/-** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP and allied works the for the apartments and proportionate ate internal & external works,as per specification 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 (Not Applicable)

Building / Wing / Layout / Plotted Development bearing Number _____ or called _____ (to be prepared separately of each Building / Win/ Layout / Plotted Development of the Real Estate Project)

S.No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	NA
2.	Cost incurred as on date of Certificate	NA
3.	Work Done in Percentage (as Percentage of Estimated Cost)	NA
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	NA
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

TABLE – B

Internal & External Development Works in respect of Registered Phase

SR. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	**Rs. 1,39,00,000/-**
2.	Cost incurred as on date of Certificate	**Rs. 1,35,00,000/-**
3.	Work Done in Percentage (as Percentage of Estimated Cost)	**97.12 %**
4.	Balance Cost to be incurred ** (based on Estimated Cost)	**Rs. 4,00,000/-**
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NA

Divine Projects
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Jawal S. Marshe

Yours Faithfully
License Engineer / Architect Name: - SHRI. DHAWAL S. HARSHE
(N.M.R.D.A. License No- 61)
(N.I.T. License No- 3000)

Signature of Promoter
Name: OM SAI HOUSING AGENCY
Date: 31/12/2025

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

2.(*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor,whose certificate of 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.

4.All components of work with specifications are indicative and not exhaustive

5.Please specify if there are any deviations / qualifications. Example:
Any deviations in input material used from specifications in agreement of sale.

TABLE – C (NA)
List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.		
2.		