

Annexure -B

FORM -2

ENGINEER'S CERTIFICATE

Date : 28/02/2025

To,

Om Buildcon

Wardha Road, Nagpur.

Subject : Certificate of Cost Incurred for Development of Shubhangi Heights having Maha RERA Registration

Number : _____ (Only Applicable after project Registration) being developed by M/s Om Buildcon

Sir,

1. I Sudesh Malode have undertaken assignment of certifying Estimated Cost for Shubhangi Heights having Maha RERA Registration Number _____ (Only Applicable after project Registration) being developed by M/s Om Buildcon

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartment 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 required for the entire works as calculated by _____ 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 at Rs.13,90,00,000.00 (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 agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s)/ Wing(s)/ Layout/ Plotted Development from the Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. the Estimated Cost Incurred till date is calculated at Rs Nil (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input material /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 & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs 13,90,00,000.00 (Total of Table A and B)

6. I certify that the cost of the Civil, MEP and Allied works 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 and B below:

TABLE A

Building/Wing/Layout/Plotted development bearing Number _____ or called Shubhangi Heights _ (to be prepared separately for each Building/Wing/Layout/Plotted development of the Real Estate Project)

Sr. No	Particulars	Amount (In Rs)
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted development as on date of registration is	13,00,00,000.00
2.	Cost incurred as on date of certificate	Nil
3.	Work done in Percentage (as Percentage of the Estimated Cost)	0%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	13,00,00,000.00
5.	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Table – C)	

TABLE B

Internal & External Development work 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	90,00,000.00
2.	Cost incurred as on date of certificate	Nil
3.	Work done in Percentage (as Percentage of the Estimated Cost)	0%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	90,00,000.00
5.	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Table – C)	

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)
	Nil	Nil

Yours Faithfully,

S.B. Malode & Associates



S. B. MALODE & ASSOCIATES
M. Tech

Sudesh Malode

CONSULTING ENGINEER & STRUCTURAL DESIGNER

Near Sakardara Police Station, Nagpur- 440024

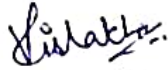
NIT Ls No. 2791/NMRDA Ls No. 360, NMC Ls No. 704

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GOVT. MAH Ls No. STATE/R/2022/APL/03288
Near Sakardara Police Station, Nagpur- 24

Govt Mah Ls. No : STATE/R/2025/APL/16614

Agreed and Accepted by:



Signature of Promoter

Name: Vishakha Pise

Date: 28/02/2025