S.B. Malode & Associates

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NIT Ls No. 2791,NMRDA Ls No. 360, NMC Ls No. 704
Government of Maharashtra Ls No. STATE/R/2025/APL/16614

FORM-2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

For the Sept 2025 Quarter

To,
Om Buildcon,
Plot no 03, H no. 195,
Tirupati Cooperative Society
Adarsh Nagar, Nagpur – 440023

Date: 03-07-2026

Subject: Certificate of cost incurred for Development of **SHUBHANGI HEIGHTS** having MAHARERA Registration Number **P50500080180**

Sir,

1. I/ We _____ have undertaken assignment of certifying Estimated Cost for **SHUBHANGI HEIGHTS** the Real Estate Project proposed to be registered under MahaRERA, situated on the land bearing Plot No 120-121A, City Survey No. 2098/ 181, Sheet no 40, Pande Layout, Khamla, Nagpur.
2. We have estimated the cost of Civil, MEP and allied works required for completion of the layout and external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the sanctioned plans made available to us for the project under reference by the Mr. Promotor 1 and Mr. Promotor 2. The Schedule of items and quantity required for the entire work as calculated by _____ Quantity Surveyor appointed by Mr. Promotor 1 and Mr. Promotor 2, the assumption of the cost of material, labor and other inputs made by the developer/promoter, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

OM BUILDCO.
Partner

3. We estimate Total Cost of Completion of the aforesaid project under reference at **Rs. 13,90,00,000/-** (Total of Table A and B) at the time of registration. The estimated total cost of the project is with reference to the civil, MEP and allied works required for the completion of the **SHUBHANGI HEIGHTS** and external works of the project as per specifications mentioned in agreement of sale.
4. The estimated Cost Incurred till date is calculated at **Rs. 68,09,619/-** (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 Apartment and external works as per specifications mentioned in agreement of sale of the project is estimated at **Rs. 13,21,90,381/-** (Total of Table A and B).
6. I certify that the cost of civil, MEP and allied works for completion of the Apartment and external works as per specifications mentioned in agreement of sale of the project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the development as on date of Registration is	Rs. 13,90,00,000/-
2	Cost incurred as on date of certificate (based on the Estimated cost)	Rs. 68,09,619/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 13,21,90,381/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL/-

OM BUILDCON
Partner

TABLE B - NA

(Internal & 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	NA
2	Cost incurred as on date (based on the Estimated cost)	NA
3	Work done in Percentage (as Percentage of the 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 (Annexure A)	NA

Yours Faithfully,

S.B. MALODE & ASSOCIATES
M.Tech
CONSULTING ENGINEERS & STRUCTURAL DESIGNER
NIT Ls No. 2791/NMRDA Ls No 360 NMC Ls No 704
GOVT. MAH. Ls. No STATE/R/2025/APLI/16614
Near Sakkardara Police Station, Nagpur-24
Mob - 9975896517

Local Authority License Number _____

Agreed and Accepted by:
For Om Buildcon

OM BUILDCON

Signature of Authorised Signatory Partner

Date: 03-07-2026