ABHINEET BAJPAI

LICENSED ENGINEER

Annexure – B

Form-2

[*See* Regulation 3]

ENGINEER'S CERTFICATE

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

Date: - 31.03.2026

To,
Oyster Saket Infrastructure
Village Dwarli,
Haji Malang Road,
Kalyan East - 421306.

Subject: Certificate of Cost Incurred for Development of **"Nature Vista", Building 1** having MahaRERA Registration Number **"P51700052551" being** developed by **"M/S OYSTER SAKET INFRASTRUCTURE"** (Promoter).

Sir,

1. I Abhineet Bajpai have undertaken assignment of certifying Estimated Cost for **"Nature Vista", Building 1** having MahaRERA Registration Number **"P51700052551" being** developed by **"M/S OYSTER SAKET INFRASTRUCTURE"** (Promoter).

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 required for the entire work as calculated by Abhineet Bajpai 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. 39,32,77,590 /-** (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

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- 8369904815 :-abhineetbajpai15@gmail.com PAN No:- BRIPB0359P

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 Kalyan Dombivali Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date calculated at **Rs. 12,54,50,003/-** (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. 26,78,27,587/-** (Total of Table A and B)

6. I certify that the Cost of the Civil, MEP and Allied work 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

Nature Vista, Building 1

Sr. No.	Particular	Amount (In Rs.)
1.	Total Estimated Cost of the Building / Wing / Layout / Plotted Development as on date of Registration is	36, 68,55,315/-
2.	Cost incurred as on date of certificate	12,06,31,253/-
3.	Work done in Percentage (as Percentage of the estimated cost)	32.88%
4.	Balance Cost to be incurred* * (Based on Estimated Cost)	24,62,24,062/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table –C)	-

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TABLE-B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particular	Amount (In Rs.)
1.	Total Estimated Cost of the Internal & External Development Works including amenities and Facilities in the layout as on date Registration is	2,64,22,274/-
2.	Cost incurred as on date of certificate	48,18,750/-
3.	Work done in Percentage (as Percentage of the estimated cost)	18.24%
4.	Balance Cost to be incurred* * (Based on Estimated Cost)	2,16,03,524/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table –C)	-

Yours Faithfully,

ARCHSTONE REALTY

Signature of Engineer
(Abhineet Bajpai)
Local Authority License no. KDMCC/R/2023/APL/00123

Agreed and Accepted by :
For M/s. Oyster Saket Infrastructure

OYSTER SAKET INFRASTRUCTURE DWARLI

Co – Venturer

Note :

1. The scope of work is to complete Registreted Real Estate as per drawings approved from time to time and as per specifications mentioned in agrement of sale.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointaed 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

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responsible for the quantity calculated should be mentioned at the place marked (*).

3. (**) Balance Cost to be incurred (4) may vary from Difference Total estimaed Cot (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 quiantity 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 indiactive and not exhaustive.
5. Please specify if there are any deviations / qualification. Example: Any deviations in input material used from specification in agreement of sale.

TABLE-C

List of Extra/Additional/Deleted Items considered in cost
(Which were not part of the original Estimated of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1.	-	-
2.	-	-

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