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 – 01.01.2025 to 31.03.2025

To

Date: 01.04.2025

The **M/S OAK CONSTRUCTIONS**

4th Floor, 167 – Ravindranath Tagore Road

Civil Lines, Nagpur - 440001

Subject: Certificate of Cost Incurred for Development of the Project "**OAK Shantiniketan**" having MahaRERA Registration Number P50500049041 being developed by M/S OAK Constructions

Sir,

1. I Nitin Balram Dandekar have undertaken assignment of certifying Estimated Cost for the Project **"OAK Shantiniketan"** having MahaRERA Registration Number P50500049041 being developed by M/S OAK Constructions.

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 Nandkishor Aglawe 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. 32,64,40,549 /- (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 Maharashtra Housing and Area Development Authority, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 31.03.2025 is calculated at Rs.12,04,24,224/- (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.20,60,16,325/- (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 :

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TABLE A

Building /Wing/Layout/Plotted Development bearing Number 01 or called **"VAYU"**

(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 date of Registration is	Rs. 14,80,84,734
2	Cost incurred as on 31.03.2025	Rs.7,55,23,214.00 /-
3	Work done in Percentage (as Percentage of the estimated cost)	51%
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,25,61,520/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	0.00

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Building /Wing/Layout/Plotted Development bearing Number 02 or called **"AMBAR"**

(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 date of Registration is	Rs. 16,49,78,528 /-
2	Cost incurred as on 31.03.2025	Rs.4,28,94,417.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.12,20,84,111/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	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	Rs. 1,33,77,287/-
2	Cost incurred as on 31.03.2025	Rs. 20,06,593.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,13,70,694.00/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table - C)	0.00

Yours Faithfully

N.B. Dandekar
License Engineer
NIT LS No.-2104
NMC/L - 589

N. B. DANDEKAR
NIT LS NO. 2104
NMC L 589

Agreed and Accepted by:

Signature of Promoter
Name: Mr. Omair Abdul Khader

N.B. DANDEKAR

Licensed Engineer

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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.		
2.		