ER ASHISH GEDAM
CHARTERED ENGINEER (CIVIL)

22, Subhash Nagar,
South Ambazari Road,
Nagpur-440 022
Mob. No. : 9422114658
Mail : gedamashish007@gmail.com

Estimation, Valuation, Architechtural Designing, Planning & Construction

Form 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

To,
IOSIS Capital Private Limited,
The Primus, Plot No. 6, Ward No.1
Near Axis Bank,
Amravati Road,
Wadi, Nagpur-440023

Date : 09.01.2025
Position as on 31.12.2024
Q 3- (F.Y.2024-25)
(Oct.24-Dec.24)

Subject : Certificate Of Cost Incurred For Development Of "OASIS GOLD" having MahaRERA Registration Number P50500053724 being developed by IOSIS Capital Private Limited,

Sir,

I ASHISH GEDAM have undertaken assignment of certifying Estimated Cost for "Oasis Gold" having MahaRERA Registration Number P50500053724 being developed by **IOSIS Capital Private Limited,**

1. I have estimated the cost of the 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 and the Schedule of items and quantity for the entire work as calculated by ASHISH GEDAM **Quantity Surveyor*** appointed by Developer / Engineer, and the assumption of the cost of the cost material, labor and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

2. I estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 10,00,00,000/-** 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 apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s).

ER. ASHISH S. GEDAM
B.E. (CIVIL)
N.I.T.-L.S.-2620
N.M.C. L.S.-L/624
Mob. No.: 9422114658

Wing(s) / Layout / Plotted Development from the Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 17,12,00,000/-.** The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

4. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale of the Project is estimated at **Rs. 1,00,00,000/-/-**

5. I Certify that cost for the Civil / MEP / Allied Work for the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below.

Table A

Layout / Plotted Development called **Oasis Gold**

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on 31.12.2024 Date Of Registration is RERA	**Rs. 4,00,00,000/-**
2.	Cost Incurred as on 31.12.2024	**Rs. 4,00,00,000/-**
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	**100 %**
4.	Balance Cost To Be Incurred (Based on Estimated Cost)**	**NIL**
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	**Rs.50,00,000/-**

TABLE B

Internal & External Development Works 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 31/12/2024 date of Registration is RERA	6,00,00,000/-

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2.	Cost incurred as on 31/12/2024	6,00,00,000/-
3.	Work done in Percentage (as Percentage or the estimated cost)	100%
4.	Balance Cost to be Incurred Based on Estimated Cost)	Nil
5.	Cost Incurred on Additional {Extra Items not included in the Estimated cost (Annexure A)	6,62,00,000/-

Note :

1 .The scope of work is to complete entire Real Estate Project as per drawing 1 *Note approved from time to time so as to obtain Occupation Certificate/ Completion

Certificate

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 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. AS this is an estimated cost, any deviation in quantity required for 4. development of the Real estate Project will result in amendment of the cost incurred/ to be incurred.

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

Annexure A

List of Extra/Additional Deleted Items considered in Cost

(which were not part of the original Estimate of Total Cost)

NIL

Yours Faithfully

Signature of Engineer

ER. ASHISH. S. GEDAM
B.E. (CIVIL)
N.I.T.-L.S. -2620
N.M.C. L.S.-L/624
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We agree & Accept

For IOSIS Capital Private limited

(Rajesh Kingrani)

Director