

**Annexure- B**

**Form 2  
(See Regulation 3)**

**ENGINEER'S CERTIFICATE**

Date: 18-08-2022

To

Om Sai Ganesh Builders and developers Pvt. Ltd.  
2403- A wing, Mafatlal Mills compound,  
N.M. Joshi Marg, Lower Parel, Mumbai- 400013

**Subject :** Certificate of Cost Incurred for Development of Park Way Project having MahaRERA Registration Number- NA being developed by Om Sai Ganesh Builders and developers Pvt. Ltd.

Sir,

1. I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Mount Casa Project having MahaRERA Registration Number NA being developed by Om Sai Ganesh Builders and developers Pvt. Ltd.
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 the agreement for sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and The Schedule of items and quantity for the entire work as calculated by *Mr. Rakshith S Rao*, Quantity Surveyor\* and also MEP consultant *M/S Consistent engineering consultants Pvt. Ltd.* appointed by Developer, 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 as Rs.46.26 crores. (Total of Table A & 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 of the project as per specifications mentioned in the agreement for sale and for the purpose of obtaining occupation certificate/completion certificate for the building(s) /Wings /Layout /Plotted Development from **MCGM** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 0.10 Crores (Total of Table A). 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 & external works, as per specifications mentioned in the agreement for sale, of the project is estimated at Rs. 46.16 Crores (Total of Table A & B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of internal & external works, as per specifications mentioned in the agreement for sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and B below.

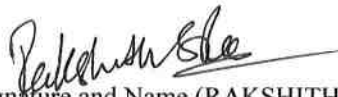
**TABLE A**  
**Building called Parkway**  
**(to be prepared separately for each Building/Wing of the Real Estate Project)**

| Sr. No. | Particulars                                                                            | Amount |
|---------|----------------------------------------------------------------------------------------|--------|
| 1       | Total Estimated cost of the building /wing as on the date of registration is           | 38.74  |
| 2       | Cost incurred as on the date of certificate                                            | 0.00   |
| 3       | Work done in Percentage (As Percentage of the estimated cost)                          | 0%     |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                  | 38.744 |
| 5       | Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C ) | Nil    |

**TABLE B**  
**Internal & External Development Works in Respect of the Registered Project**

| Sr. No. | Particulars                                                                            | Amount |
|---------|----------------------------------------------------------------------------------------|--------|
| 1       | Total Estimated cost of the building as on the date of registration is                 | 7.52   |
| 2       | Cost incurred as on the date of certificate                                            | 0.10   |
| 3       | Work done in Percentage (As Percentage of the estimated cost)                          | 1%     |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                  | 7.423  |
| 5       | Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C ) | Nil    |

Yours Faithfully

  
Signature and Name (RAKSHITH S RAO)

(Not Less than Bachelor's Degree Holder or Equivalent as per Section 2(U) of the Act)

Local Authority License Number ... (If Applicable)

Agreed and Accepted by

Signature of the Promoter

Name

Date

**For OM SAI GANESH BUILDERS AND  
DEVELOPERS PRIVATE LIMITED**

  
**DIRECTOR**

**YASH RITESH MUTHA**  
**18/08/2022**