

Date: 14.02.2023

ENGINEER'S CERTIFICATE

To

The M/S.OSCAR INFRASTRUCTURE PVT.LTD.

711,CORPORATE CENTRE,NIRMAL LIFESTYLE,

LBS MARG,MULUND (W),MUMBAI.400080

Subject: Certificate of Percentage of Completion Work of Single Building of the Project OM REGENCY having MahaRERA Registration Number. – P52000027435 Situated on the PLOT NO-4,4A&5, SECTOR-15, NODE-TALOJA, Taluka-Panvel, District-Raigad, PIN NO.-410206 admeasuring 5249.99 sq.mts area being developed by M/S.OSCAR INFRASTRUCTURE PVT.LTD.

I, **VISHAL RAGHWANI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project, OM REGENCY having MahaRERA Registration Number. – P52000027435 Situated on the PLOT NO-4,4A&5, SECTOR-15, NODE-TALOJA, Taluka-Panvel, District-Raigad, PIN NO.-410206 admeasuring 5249.99 sq.mts area being developed by M/S.OSCAR INFRASTRUCTURE PVT.LTD.

We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. 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 **Shri. Vishal Raghvani**, quantity Surveyor appointed by the promoter, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

1. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 65,30,27,236/- Sixty Five Crores Thirty Lakhs Twenty Seven Thousand Two Hundred & Thirty Six Only.** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupation Certificate/ Building Completion Certificate for the building from the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
2. The Estimated Cost Incurred for construction of building till date is calculated at **Rs. 30,68,47,474/- Thirty Crores Sixty Eight Lakhs Forty Seven Thousand Four Hundred & Seventy Four Only** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost. (Amount of cost incurred is based on information we received from the Developer as on date of this certification)
3. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from the planning Authority is estimated **Rs. 34,61,79,762/- Thirty Four Crores Sixty One Lakhs Seventy Nine Thousand Seven Hundred & Sixty Two Only.** (Total of Table A and B).

TABLE A - Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration is	Rs. 31,23,89,025/-
2	Cost incurred as on 31/12/22 (based on the Estimated cost)	Rs. 15,30,70,622/-
3	Work done in Percentage (as Percentage of the estimated cost)	49%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 15,93,18,403/-
5	Cost Incurred on Additional /Extra Items as on 31/12/22 not included in the Estimated Cost (Annexure A)	NIL

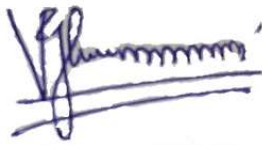
TABLE B - Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration is	Rs. 31,23,89,025/-
2	Cost incurred as on 31/12/22 (based on the Estimated cost)	Rs. 15,30,70,622/-
3	Work done in Percentage (as Percentage of the estimated cost)	49%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 15,93,18,403/-
5	Cost Incurred on Additional /Extra Items as on 31/12/22 not included in the Estimated Cost (Annexure A)	NIL

TABLE B – Common Area

Sr. No	Particulars	Amounts
1	Total Estimated cost of the External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs.2,82,49,186/-
2	Cost incurred as on 31/12/22 (based on the Estimated cost)	Rs. 7,06,230/-
3	Work done in Percentage (as Percentage of the estimated cost)	2.5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,75,42,956/-
5	Cost Incurred on Additional /Extra Items as on 31/12/22 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



Vishal Raghwani
B. E – Civil (Mr. Vishal Raghwani)
(EN – 05474)

Agreed and Accepted by:

Signature Of Promoter

Name :

Date:

***Note:**

1. The Scope of Work is to complete entire Real Estate Project as per drawings 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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated cost (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 quantity required for 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.
6. Please specify if there are any deviations / qualifications. 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 estimate of Total Cost)

Sr.No	List of Extra/Additional/Deleted items	Amount (In Rs.)