URMIT BHARAT PATEL
B.E Civil Engineer
GST No. 27CWJPP2887B1Z7
8983533034 urmitpatel29@gmail.com

FORM 2

ENGINEER'S CERTIFICATE

Date: 31/03/2025

To,
PVR SPACES
Plot No. 8 & 9,
Malik Makbuja Layout,
Behind Airport Centre Point Hotel,
Sai Nagar, Somalwada,
Nagpur-440025

Subject: Certificate of cost incurred for Development Work of the Project **OM RESIDENCY (M/s. PVR SPACES) [P50500078404]** situated on the Plot bearing **Plot No 8 & 9, Malik Makbuja Layout, Behind Airport Centre Point Hotel, Sai Nagar, Behind Airport Centre Point Hotel, Somalwada., Mouza – Somalwada, City Survey No. 608, Kh. No. 134/5,** Village - **Nagpur,** Tah: **Nagpur,** Dist – **Nagpur,** demarcated by its boundaries (latitude and longitude of the end points):

East	-	**9.00 Mtrs. Wide Road.**
West	-	**Plot no 10.**
North	-	**9.00 Mtrs. Wide Road.**
South	-	**Plot No. 15 AND 14**

of Village – **Nagpur,** Taluka – **Nagpur,** District – **Nagpur,** PIN - **440025** admeasuring 523.289 sq.mts. being developed by **M/s PVR SPACES**

Ref:- MahaRERA Registration Number: **P50500078404**

Sir,

I, **Er. Urmit Patel** have undertaken assignment certifying Estimated Cost for the **OM RESIDENCY** having MahaRERA registration no **[P50500078404]** being situated on the plot bearing Plot No. **Plot No 8 & 9, Malik Makbuja Layout, Behind Airport Centre Point Hotel, Sai Nagar, Behind Airport Centre Point Hotel, Somalwada, Mouza – Somalwada, City Survey No. 608, Kh. No. 134/5,** Village - **Nagpur**, Tah: **Nagpur**, Dist - Nagpur PIN - **440025** admeasuring 523.289 sq.mts. Area being developed by **M/s M/s PVR SPACES.**

1. Following Technical Professionals are appointed by Owner /Promoter :—

   (i) **Shri. Parag Sagar Kotwal** as Architect ;

   (ii) **Shri Urmit Patel** as Quantity Surveyor / Site Supervisor.

2. We have estimated the cost of the completion to obtain Completion Certificate of the site development works of the project as approved by the Town Planning Authority Nagpur. 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 **Rs.3,50,00,000/-** quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the development work of layout of the aforesaid project under reference as **Rs.3,50,00,000/-** (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 completion certificate for the building(s) from the Town Planning Authority Nagpur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **1,55,00,000** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Completion Certificate from Town Planning Authority Nagpur is estimated at **Rs.1,95,00,000/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A (Not Applicable to Layout Project)

Building OM RESIDENCY

(to be prepared separately for each Building /Wing of the Real Estate project)

Sr No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 18/05/2024 date of Registration is	3,50,00,000
2	Cost incurred as on 31/03/2025(based on the Estimated cost)	1,55,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	44%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,95,00,000
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	Nil

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the internal & external development works including amenities and Facilities in the layout as on ____ date of registration is	Not applicable
2	Cost incurred as on ____ (based on the Estimated cost)	Not applicable
3	Work done in Percentage (as Percentage of the estimated cost)	Not applicable
4	Balance Cost to be Incurred (Based on Estimated Cost)	Not applicable
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Not applicable

Yours Faithfully

(Urmit Bharat Patel)
License No. 2016DIV01013137

Agreed and Accepted by
For PVR SPACES

Signature of Member
Name- PVR SPACES

* 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 quantity are being calculated calculated by office of Engineer, 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 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.