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)

Date : 30.01.2023

To,
M/s PM Infraventures
Shricon House, 25, Pragati Layout
Rajeev Nagar, Wardha Road
Nagpur – 440025

Subject: Certificate of Cost incurred for Development of Project **of 906 EWS Houses for Construction of 51 building(s) /Wing(s) situated on the Plot bearing No. 35/1, 35/3, 55/3, 56(P) and 57(P) Survey no./Kh. No. 35/1, 35/3, 55/3, 56(P) and 57(P) of Mouza –Nanda, Tah.-Korpana, Dist.- Chandrapur (MS).** having Maha RERA Registration Number **P50900045831** being developed by **PM Infraventures.**

Sir,

1. I/ We DHIRAJ JAGYASI have undertaken assignment of certifying Estimated Cost for the PROJECT **of 906 EWS Houses for Construction of 51 building(s) /Wing(s) situated on the Plot bearing No. 35/1, 35/3, 55/3, 56(P) and 57(P) Survey no./Kh. No. 35/1, 35/3, 55/3, 56(P) and 57(P) of Mouza –Nanda, Tah.-Korpana, Dist.- Chandrapur (MS).** having MAHA RERA Registration no **P50900045831**, being developed by **PM Infraventures.**

2. We have estimated the cost of Civil, MEP and Allied works, required for completion of Apartments and proportionate completion of internal and external works of the project as per specifications mentioned in agreement to sale. Our estimated cost of 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 Mr. Jayant Mridha 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 aforesaid project under reference as Rs. 5280.62 /-Lakhs (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 work as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate of buildings / Wings / Layout / Plotted development from the being planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs 1056.62 Lacs (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 of the completion of the apartments and proportionate completion of internal and external works, as per

specification mentioned in agreement of sale, of the project is estimated at Rs. 4224.00 Lacs (Total of Table A and B).

TABLE A

Building /Wing / Layout / Plotted development bearing Number 1 to 39 & 46 to 57 or called (to be prepared separately for each Building /Wing / Layout / Plotted development of the Real Estate Project)

SNo	Perticulars	Amount in Rs Lacs
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on_date of Registration is	Rs. 4645.99/-
2	Cost incurred as on date of certificate	Rs. 867.77 /-
3	Work done in Percentage (as Percentage of the estimated cost)	18.68 %
4	Balance Cost to be Incurred ** (Based on Estimated Cost)	Rs. 3778.32/-
5	Cost Incurred on Additional /Extra Items	Rs. 0 /-

TABLE B

(Internal and External development works in respect of the registered phase)

SNo	Perticulars	Amount in Rs Lacs
(1)	(2)	(3)
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. 634.63/-
2	Cost incurred as on date of certificate	Rs. 188.85 /-
3	Work done in Percentage (as Percentage of the estimated cost)	29.76 %
4	Balance Cost to be Incurred ** (Based on Estimated Cost)	Rs. 445.78 /-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 0 /-

Yours Faithfully,

CHARTERED ENGINEER (IND) M-167181-7 THE INSTITUTION OF ENGINEERS (IND)

Signature and Name in BLOCK Letter with Stamp of Engineer.
Dhiraj Jagyasi
(License No M-1671817.)

Agreed and Accepted by

PM INFRAVENTURES NAGPUR

Signature of Promoter
Name :- Purnima Srivastava
Date :- 30/01/2023

*** Note:**

1. The scope of work is to complete registered Real Estate Project as per drawings approved from time to time and as per specification mentioned in agreement of sale.

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.

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

5. Please specify if there are any deviation / qualifications. Example:
Any deviation 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)

S.No.	List of Extra / Additional / Deleted items	Amount in Rs Lacs
	Nil	Nil