SANDIP R TOSHNIWAL
Municipal LIC/Civil Engineer
Municipal LIC No. LE/00001/2014-15

Annexure-B

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)

(Form Issued for the cost incurred till 30.09.2021 (Q – 2- FY. 2021-22)

Date: 12/09/2023

TO,
Mangalam Infra,
Project – Mangalam Park
Shop No. 27, Mansingka Building,
Jamner Road, Pachora
Tal :PachoraDist : Jalgaon 424 201

Subject: Certificate of Cost Incurred for Development of "Mangalam Park" having MahaRERA Registration Number- P49900025679 being developed by "Mangalam Infra"

Sir,

I Sandip Ratanlal Toshniwalhaving PAN:AAGPT7729K have undertaken assignment of certifying Estimated Cost for "MANGALAM PARK" having MahaRERA Registration Number- P49900025679 being developed by "Mangalam Infra"

1. 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 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. The Schedule of items and quantity required for the entire work as calculated by _____ Quantity Surveyor* appointed by Developer/Engineer. the assumption of the cost of 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. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs-25,17,33,600/- (Total 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 & external works as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificatefor the building(s) Wing(s) / Layout plotted Development from the "Municipal Corporation Pachora,424 201 being the Planning Authority Under Whose Jurisdiction the aforesaid project Is being implemented.

Office: 61, GANESH COLONY, PACHORA, DIST : JALGAON 424 201
Mob: 88882-26226

SANDIP R TOSHNIWAL
Municipal LIC/Civil Engineer
Municipal LIC No. LE/00001/2014-15

3. Estimated Cost Incurred till 30.09.2021 Is Calculated at Rs. 3,56,70,411/- (Total of Table A And B) The amount of Estimated Cost Incurred is calculated on the basis input materials / services used and unit cost of these items.

4. 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 agreement of sale, of the project is estimated at Rs. 21,60,63,189/- (Total of Table A and B)

5. I certify that the Cost of the Civil MEP and allied Work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of 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 /Wing / Layout / Plotted Development bearing Number .**Project:"Mangalam Park"** Located at: S. No.107/2/B Girna Pumping Road, PachoraDist: Jalgaon 424 201
(To be prepared separately for each Building /Wing / Layout / Plotted Development of the Real Estate Project)

Sr.No	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building /Wing Layout /Plotted Development as on date of Registration is	25,17,33,600/-
2	Cost incurred as on date of certificate	3,56,70,411/-
3	Work done in Percentage (as Percentage of the estimated cost)	14.17 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	21,60,63,189/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	NIL

Office: 61, GANESH COLONY, PACHORA, DIST : JALGAON 424 201
Mob: 88882-26226

SANDIP R TOSHNIWAL
Municipal LIC/Civil Engineer
Municipal LIC No. LE/00001/2014-15

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 date of Registration is	NIL
2	Cost Incurred as on date of certificate	NIL
3	Work done in percentage (as Percentage of the estimated Cost)	NIL
4	Balance Cost to Be Incurred** (Based on Estimated Cost)	NIL
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Table- C)	NIL

Your Faithfully,
Signature & Name

SANDIP R. TOSHNIWAL
Reg.No. LE/00001 2014-15
Pachora Mun.Lic.Engineer

Sandip Ratanlal Toshniwal
Local Authority
Municipal LIC No. LE/00001/2014-15

Agreed and Accepted Mangalam Infra

Name: Ritesh Suresh Lalwani Partner
Authorised Partner of "Mangalam Infra"
Date: 12/09/2023

Office: 61, GANESH COLONY, PACHORA, DIST : JALGAON 424 201
Mob: 88882-26226

SANDIP R TOSHNIWAL
Municipal LIC/Civil Engineer
Municipal LIC No. LE/00001/2014-15

Note

1 The scope of work is to Registered Real Estate Project as per drawings approved form time to time and as per specifications 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 quantify 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 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 deviations / qualifications Example: Any deviations in input material used from specifications 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)
1	NIL	NIL
2	NIL	NIL

Office: 61, GANESH COLONY, PACHORA, DIST : JALGAON 424 201
Mob: 88882-26226