# MANGALAM INFRA

**Shop No. 27, Mansingka Building, Jamner Road, Pachora**
**Jalgaon 424-201**

To,
The Maharera Authority
Mumbai

**Subject :** Request to Change in the estimated cost of the project mentioned at the maharera portal for the Project namely "Mangalam Park" carried down by firm "Mangalam Infra, Pachora Dist Jalgaon Reg No. **P49900025679**

Respected Sir,

We have provided estimated cost of the project while registration of the project, now the project is around to complete therefore we reviewed the project and its cost, then we noticed that the original estimated cost provided is now changed, therefore we re-estimate cost for the overall project, for this we obtained revised estimated cost for the project from Engineer, further we reviewed and revised about the estimation of administration cost and interest cost etc. which is as follows,

We request to the CA issuing form 3 to consider in his form 3 estimated cost column, revised estimated cost, which is mentioned herein,

Further we request to the Maharera authority kindly allows us to update the revised estimated cost at the maharera portal,

- **Table Showing Original Estimated Cost and Revised Estimated Cost**

| Sr. No. | | | Cost | Original Estimated Cost | Revised Estimated Cost | Variation/ Change in Estimates |
|---|---|---|---|---|---|---|
| 1 | | | Land Cost | | | |
| | A | | Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost | 32,00,000/- | 32,00,000/- | 0/- |
| | B | | Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government/UT Administration or any Statutory Authority | 2,0,6550/- | 2,06,550/- | 0/- |
| | C | | Acquisition cost of TDR (if any) | 0 | 0 | 0/- |
| | D | | Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and | 148161 | 148161 | 0/- |

| | | | | | | |
|---|---|---|---|---|---|---|
| | E | | Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities | 0 | 0 | 0/- |
| | F | I) | Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer<br>Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA | 0/- | 0/- | 0/- |
| | | II) | Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. | 0/- | 0/- | 0/- |
| | | III) | Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation | 0/- | 0/- | 0/- |
| | | IV) | Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component | 0/- | 0/- | 0/- |
| | | | **TOTAL LAND COST** | **3554711** | **3554711** | **0** |
| | | | **NO CHANGE IN LAND COST** | | | |
| 2 | | | **Development Cost/ Cost of Construction** | | | |
| | A | I) | Estimated Cost of Construction as certified by Engineer | 241386880 | 162646800 | **78740080** |
| | | II) | Actual Cost of construction incurred as per the books of accounts as verified by the CA. minimum of (i) and (ii) has to be considered. | NIL | NIL | 0/- |
| | | III) | Expenditure for development of entire project excluding cost of construction as per (a) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered. | 50312048 | 32555250 | 17756798/- |
| | B | | Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority | 1479961 | 48,50,000/- | -3370039/- |
| | C | | Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction | 0 | 5525250/- | -5525250/- |
| 3 | | | **Total Estimated Cost of the Real Estate Project** | 29,31,78,889 | 20,55,77,300/- | 8,76,05,589/- |

Such aforesaid estimation are prepared based on the recent scenario and expected expenses to be incurred for the completion of the project etc, further these are the estimated figures actual figures may vary as per the actual position of the project, further if there is any substantial change are occurred then we will notify and take it necessary consents from the respective authority,

We request you kindly note and update the same

For Mangalam Infra
Mangalam Infra

Partner

Ritesh Suresh Lalwani
(Authorised Partner)
Date : 01.10.2024

Cell: 942274 74576 Mail: dfcpachora@gmail.com

Sandip R. Toshniwal
D.C.E.
Municipal Lic. Civil Engineer
Municipal LIC No – LE/00001/2014-15
61,Ganesh Colony, Pachora,Dist, Jalgaon.Mob No. : 8888226226

# TO WHOMSOEVR IT MAY CONECRN

**Subject : Revised Estimation of cost of the project** namely **Mangalam Park** (carried down by Mangam Infra, Pachora Project situated at S No. 107/2/B Dist : Jalgaon Maharera Reg No. **P49900025679,**

This is to confirmed that based on the existing market scenario, further considering cost of the Man, Material, Money and Machinery, incurred and proposed to be incurred for the completing of said project on overall basis, revised civil cost are as follows,

Further about the estimation of administration cost, financial cost and taxes etc. are Solley estimated by the promotor,

Further this revised estimated figures are provided based on our knowledge and beliefs by analysing the overall project, actual figures may vary on completion of the project

## ANALYSYS OF THE PROJECT EXISTING COST AND REVISED COSTING

| Sr. No. | | | Cost | Original Estimated Cost | Revised Estimated Cost | Variation/ Change in Estimates |
|---|---|---|---|---|---|---|
| 1 | | | Land Cost | | | |
| | A | | Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost | 32,00,000/- | 32,00,000/- | 0/- |
| | B | | Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government/UT Administration or any Statutory Authority | 2,0,6550/- | 2,06,550/- | 0/- |
| | C | | Acquisition cost of TDR (if any) | 0 | 0 | 0/- |
| | D | | Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and | 1,48,161/- | 1,48,161/- | 0/- |
| | E | | Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities | 0 | 0 | 0/- |
| | F | I) | Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer | 0/- | 0/- | 0/- |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA | | | |
| | | II) | Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. | 0/- | 0/- | 0/- |
| | | III) | Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation | 0/- | 0/- | 0/- |
| | | IV) | Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component | 0/- | 0/- | 0/- |
| | | | **TOTAL LAND COST** | **35,54,711/-** | **35,54,711/-** | **0** |
| | | | | | | |
| 2 | | | **Development Cost/ Cost of Construction** | | | |
| | A | I) | Estimated Cost of Construction as certified by Engineer | 24,13,86,880/- | 16,26,46,800/- | 7,87,40,080/- |
| | | II) | Actual Cost of construction incurred as per the books of accounts as verified by the CA. minimum of (i) and (ii) has to be considered. | NIL | NIL | 0/- |
| | | III) | Expenditure for development of entire project excluding cost of construction as per (a) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered. | 5,03,12,048/- | 3,25,55,250/- | 1,77,56,798/- |
| | B | | Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority | 14,79,961/- | 48,50,000/- | -33,70,039/- |
| | C | | Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction | 0 | 55,25,250/- | -55,25,250/- |
| 3 | | | **Total Estimated Cost of the Real Estate Project** | 29,31,78,889 | 20,55,77,300/- | -8,76,05,589/- |

Signature of Engineer

SANDIP R. TOSHNIWAL
D.C.E
Pachora Municipal Lic.Engineer
Reg.No.LE/00001/2014-15
Mob.No.8888220226

**Name**- *Sandip Ratanlal Toshniwal*

**Address** – 61, Ganesh Colony, Pachora, Dist.Jalgaon.

**Aadhar No.** - 3349 34006492

**Pan No.** - AAGPT 7729K

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