

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: -19/07/2024

**To,**  
**The Partners of**  
**M/s. Mangalmurti Developers**

**Subject:** Certificate of Cost Incurred for Development of “Sai Aradhya” having MahaRERA Registration Number P51900023477 being developed by **M/s. Mangalmurti Developers.**

1. I **Mr. Ganesh Sugandhrao Mhamunkar**, have undertaken assignment of certifying Estimated the Cost for “Sai Aradhya” having MahaRERA Registration Number P51900023477 being developed by **M/s. Mangalmurti Developers.**
2. 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/plana are 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 Er. Ganesh Sugandhrao Mhamunkar. Quantity Surveyor appointed by developer/Engineer, the assumption of cost of material, labour and other inputs made by developer and the inspection carried out by us to ascertain / confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 61.86 Crores** at the time of Registration. The estimated Total Cost of the project is with reference to 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 and for the purpose of obtaining occupancy certificate / completion certificate for the Building(s) / Wing (s) / Layout / Plotted Development from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 53.60 Crores.** 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 for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale of the project is estimated at **Rs. 8.26 Crores.**
6. I certify that the Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale of the aforesaid project as completed as on the date of this certificate is given in Table A and B below:

**TABLE-A**

Building called "Sai Aradhya"

(to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts in Rs.
1	Total Estimated cost of Building / Wing / Layout / Plotted Development as on date of Registration	61.86 Crores
2	Cost incurred as on 30/06/2024	53.60 Crores
3	Work done in Percentage (as Percentage of the estimated cost)	86.65%
4	Balance Cost to be Incurred (Based on Estimated Cost)	8.26 Crores
5	Cost Incurred on Additional / Extra Items as on 30/06/2024 not included in the Estimated Cost (Table C)	Nil



**TABLE-B**

Internal and External Development Works in Respect of the Registered Phase

Sr.No.	Particulars	Amounts in Rs.
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registrations is	61.86 Crores
2	Cost incurred as on 30/06/2024	53.60 Crores
3	Work done in Percentage (as Percentage of the estimated cost)	86.65%
4	Balance Cost to be Incurred (Based on Estimated Cost)	8.26 Crores
5	Cost Incurred on Additional / Extra Items as on 30/06/2024 not included in the Estimated Cost (Table C)	NIL

Yours Faithfully



**(ER. Ganesh Sugandhrao Mhamunkar)**  
**(Registration No. 70802844G)**

For MANGALMURTI DEVELOPERS

Agreed and Accepted by:

PARTNER

Name of Promoter: Shivaji K. Mane

Date: 19/07/2024

**TABLE-C**

List of Extra / Additional / Deleted Items considered in Cost  
(Which were not part of the original Estimated of Total Cost)

Sr.No.	List of Extra / Additional / Deleted Items	Amounts in Rs.
1	Nil	Nil
2	Nil	Nil

