

Prakash V. Bhat

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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: 20/08/2022

To,
The Mahanagar Realty
Survey No. 19A/3A, Dhankawadi,
Pune Satara Road, Pune 411043

Subject: Certificate of Financial Progress of Work of **Ganga Nakshatra** having
MaharERA Registration Number **P52100001668** being developed by **MAHANAGAR
REALTY**.

Sir,

1. I/We Er. Prakash Bhat have undertaken assignment of certifying Estimated Cost for Ganga Nakshatra having MaharERA Registration Number P52100001668 being developed by Mahanagar Realty.
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/plans made available to us for the project under reference by the Developer and Consultants. The Schedule of items and quantity for the entire work as calculated by **Peritus Realty Solutions LLP** 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 to ascertain/confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **1,21,27,15,600/-** (Total of Table A and B). 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 of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/ Wing(s)/ Layout(s)/ Plotted Development from the Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



4. The Estimated Cost Incurred till date is calculated at Rs. **43,74,55,239/-** (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 for the completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project estimated at Rs. **77,52,60,361/-** (Total of Table A and B).
6. 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.

Table A

Building /Wing bearing Number: - D

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	1,17,64,64,930/-
2	Cost incurred as on date of certificate	42,43,78,764/-
3	Work done in Percentage (as % of the estimated cost)	36.07%
4	Balance cost to be Incurred** (Based on estimated cost)	75,20,86,166/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in Estimated cost (Table C)	NIL

TABLE B

Internal and External Development Works in respect of the Registered Phase

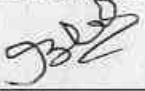
Particulars	Amount
Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	3,62,50,670/-
Cost incurred as on date of Certificate is	1,30,76,475/-
Work done in Percentage (As Percentage of Estimated Cost)	36.07%

[Handwritten Signature]



Balance Cost to be incurred (Based on Estimated Cost)	2,31,74,195/-
Cost Incurred on Additional/Extra Items not included in Estimated Cost (Table C)	NIL

Yours Faithfully



Signature & Name
Er. Prakash Bhat



Agreed and Accepted by:



Signature of Promoter
Mahanagar Realty
Partner
Name - Swaransingh Sohal

Date :-



*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specifications mentioned in the 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 the 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.		
2.		

