



K C SHAH CONSULTANTS

CONSULTING STRUCTURAL & CIVIL ENGINEERS

ENGINEER'S CERTIFICATE

Date: 31 Mar 2023

To

The Mahindra Lifespace Developers Ltd.
Mahindra Towers, 5th floor, Dr G M Bhosale Marg, Worli,
Mumbai 400018.

Subject: Certificate of Cost Incurred for Development of the Project 'Mahindra Happinest Tathawade Phase-1' having RERA No : P52100028049 / Mahindra Happinest Tathawade Phase-2 having RERA No : P52100045388 / Nest EWS having RERA No : P52100045279 being developed by Mahindra Lifespace Developers Limited.

Ref: MahaRERA Registration Number: Mahindra Happinest Tathawade Phase-1 having RERA No : P52100028049 / Mahindra Happinest Tathawade Phase-2 having RERA No : P52100045388 / Nest EWS having RERA No : P52100045279 being developed by Mahindra Lifespace Developers Limited.

Sir,

1. We have undertaken assignment of certifying Estimated Cost for the project Happinest Tathawade Phase-1 [RERA No : P52100028049] / Mahindra Happinest Tathawade Phase-2 [RERA No : P52100045388] / [Nest EWS having RERA No : P52100045279] being developed by Mahindra Lifespace Developers Limited.
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings / plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by M/s WT Cost Management quantity Surveyor appointed by Developer, 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 building(s) of the aforesaid project under reference as Rs. 316,91,00,698 /- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Pimpri Chinchwad 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 36,93,43,481 /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of building and proportionate completion internal and external works as per

specification mentioned in agreement of sale of the project is estimated at Rs. 279,97,57,217 /- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Sr. No	Particulars	Mahindra Happinest Tathawade Phase-1 (Tower D,E,F,G)	Nest EWS (Building EWS)	Mahindra Happinest Tathawade Phase-2 (Tower C)	Total (Amount in Rs.)
1	Total Estimated cost of the building/wing as on 31 Mar 23 date of Registration is	1,49,67,84,008	18,75,54,480	68,37,97,702	2,36,81,36,190
2	Cost incurred as on 31 Mar 23 (based on the Estimated cost)	25,30,65,885	41,07,363	1,66,00,614	27,37,73,861
3	Work done in Percentage (as Percentage of the estimated cost)	16.91%	2.19%	2.43%	11.56%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,24,37,18,123	18,34,47,117	66,71,97,088	2,09,43,62,329
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)				-

TABLE B

Sr No	Particulars	Mahindra Happinest Tathawade Phase-1 (Tower D,E,F,G)	Nest EWS (Building EWS)	Mahindra Happinest Tathawade Phase-2 (Tower C)	Total (Amount in Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities as on 31 Mar 23	53,98,48,909	-	26,11,15,599	80,09,64,508
2	Cost incurred as on 31 Mar 23	6,44,13,784	-	3,11,55,835	9,55,69,619
3	Work done in Percentage	11.93%	-	11.93%	11.93%
4	Balance Cost to be Incurred (Based on Estimated Cost)	47,54,35,125		22,99,59,764	70,53,94,888
5	Cost Incurred on Additional /Extra Items as on 31 Mar 23 not included in the Estimated Cost (Annexure A)				

Yours faithfully,

**Kaivant
Champak
lal Shah**

Digitally signed
by Kaivant
Champaklal Shah
Date: 2023.04.17
12:06:00 +05'30'

Kaivant C. Shah
M/s. K C SHAH CONSULTANTS
B.E. (Civil); A.M.I.E.
Regd. Consulting Structural
and Civil Engineer
Regd. no. STR/S/103

Signature & Name with Stamp of Engineer

Agreed and accepted by

(SUDHAKAR K. R.)

Signature of Promoter

Name

Date

Agreed and Accepted by:

Signature of Promoter

Name: Mr. KR Sudharshan

Date:

* Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
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. The estimated cost includes all labour, material, equipment, and machinery required to carry out entire work.
4. 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.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations / qualifications. Example any deviation 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 original estimate of total cost) Sr. No.	List of extra Additional/ Deleted items	(Amount in Rs.)
1	Nil	Nil