

ENGINEER'S CERTIFICATE

Date: 22nd Dec 2018

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 'Centralis' for Construction of 4 + 1 No. of building(s) of the First Phase

Centralis Tower 1 - [RERA No:] situated on the Plot bearing CTS No 5758/A demarcated by its boundaries Centralis Tower 2 to the east side, 12-meter-wide road to the west side, CTS No. 5758/6 to the north side, CTS No. 5758/5 to the south side of the plot

Centralis Tower 2 - [RERA No:] situated on the Plot bearing CTS No 5758/A demarcated by its boundaries CTS No. 5756/B to the east side, Centralis Tower 1 to the west side, CTS No 5758/6 to the north side, and CTS No 5555 to the south side of the plot

Centralis Tower 3 - [RERA No:] situated on the Plot bearing CTS No 5758/A demarcated by its boundaries CTS No 5758/B to the east side, CTS No 5758/6 to the west side, Centralis Tower 4 to the north side, and Centralis Tower 2 at 18 meters to the south side of the plot

Centralis Tower 4 - [RERA No:] situated on the Plot bearing CTS No 5758/A demarcated by its boundaries CTS No 5758/4 to the east side, CTS No 5758/6 to the west side, 12-meter-wide road to the north side, and Centralis Tower 3 to the south side of the plot.

**Centralis MAHADA - [RERA No:] situated on the Plot bearing CTS No 5758/A demarcated by its boundaries Club house at 34 meters to the east side, 12-meter-wide road to the west side, Proposed PCMC Parking (BRT) to the north side, CTS No 5758/5 to the south side of the plot
On Nehru nagar road, Pimpri Haveli, Pune -411 018 admeasuring 18776.11 sqm. area being developed by Mahindra Lifespace Developers Limited.**

**Ref: MahaRERA Registration Number: Centralis Tower 1- / Centralis Tower 2 - /
Centralis Tower 3- / Centralis Tower 4 - / Centralis MAHADA-**

Sir,

I/ We M/s **Catalyst** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 4 + 1 No of Building(s)) of the Project Mahindra 'Centralis' which is the First Phase of the project.

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/ Centralis Tower 2 - [RERA No:] situated on the Plot bearing CTS No 5758/A demarcated by its boundaries CTS No. 5756/B to the east side, Centralis Tower 1 to the west side, CTS No 5758/6 to the north side, and CTS No 5555 to the south side of the plot

/ Centralis Tower 3 – [RERA No:] situated on the Plot bearing CTS No 5758/A demarcated by its boundaries CTS No 5758/B to the east side, CTS No 5758/6 to the west side, Centralis Tower 4 to the north side, and Centralis Tower 2 at 18 meters to the south side of the plot

/ Centralis Tower 4 – [RERA No:] situated on the Plot bearing CTS No 5758/A demarcated by its boundaries CTS No 5758/4 to the east side, CTS No 5758/6 to the west side, 12-meter-wide road to the north side, and Centralis Tower 3 to the south side of the plot.

/ Centralis MAHADA – [RERA No:] situated on the Plot bearing CTS No 5758/A demarcated by its boundaries Club house at 34 meters to the east side, 12-meter-wide road to the west side, Proposed PCMC Parking (BRT) to the north side, CTS No 5758/5 to the south side of the plot

On Nehru nagar road, Pimpri Haveli, Pune -411 018 admeasuring 18776.11 sqm. area being developed by Mahindra Lifespace Developers Limited.

1. Following technical professionals are appointed by Owner / Promoter: -
 - (i) MANDVIWALA QUTUB & ASSOCIATES - Architects & Planners as Licensed Architect;
 - (ii) M/s J+W as Structural Consultant
 - (iii) M/s AECOM India Pvt Ltd as MEP Consultant
 - (iv) M/s TURNER & TOWNSEND Private Limited as cost consultant
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 Catalyst** 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. 108,02,07,887/-** (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. 2,10,76,554/-** (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 of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **Pimpri Chinchwad Municipal Corporation** is estimated at **Rs. 105,91,31,333/-** (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:

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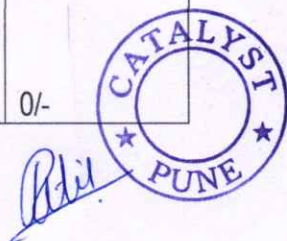


TABLE A

Sr. No	Particulars	Tower 1	Tower 2	Tower 3	Tower 4	MAHADA
1	Total Estimated cost of Building as on 22nd Dec 2018 date of registration is	214,512,946/-	214,514,339/-	214,513,822/-	190,564,969/-	6,35,49,985/-
2	Cost incurred as on 22nd Dec 2018 (based on estimated cost)	0/-	0/-	0/-	0/-	0/-
3	Work Done in percentage (as percentage of estimated cost)	0 %	0 %	0 %	0 %	0 %
4	Balance Cost to be incurred (based on Estimated cost)	214,512,946/-	214,514,339/-	214,513,822/-	190,564,969/-	6,35,49,985/-
5	Cost Incurred on Additional / Extra Items as on 22nd Dec 2018 not included in the estimated cost (Annexure A)					

TABLE B

Sr. No	Particulars	Tower 1	Tower 2	Tower 3	Tower 4	MAHADA
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 22nd Dec 2018 date of Registration is	4,76,10,420/-	4,76,10,420/-	4,76,10,420/-	3,97,20,565/-	0/-



2	Cost incurred as on 22nd Dec 2018 (based on the Estimated cost)	54,96,870/-	54,96,870/-	54,96,870/-	45,85,945/-	0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	11.55 %	11.55%	11.55%	11.55%	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,21,13,551/-	4,21,13,551/-	4,21,13,551/-	35,134,620/-	0/-
5	Cost Incurred on Additional /Extra Items as on 22nd Dec 2018 not included in the Estimated Cost (Annexure A)					

Yours Faithfully



Signature of Engineer
(License No - Not Applicable)

