

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: Feb 10, 2021

To

The Mahindra Lifespace Developers Ltd.
Mahindra Towers, 5th Floor, Dr G M Bhosale Marg, Worli,
Mumbai 400 018.

Subject: Certificate of Cost Incurred for Development of Work of the Project 'Alcove' situated on Plot bearing CTS Nos. 95, 95/1, 95/2, 95/3, 95/4, 95/5 of Village Saki in 'L' Ward demarcated by its boundaries.

MAHINDRA ALCOVE-WING -D & E			
SR. NO.	PLOT No.	LATITUDE	LONGITUDE
1	95, 95/1, 95/2, 95/3, 95/4, 95/5 of Village Saki in 'L' Ward	19° 6' 29.32" N	72° 53' 24.68" E

Plot bearing CTS Nos. 95, 95/1, 95/2, 95/3, 95/4, 95/5 of Village Saki in 'L' Ward demarcated by its boundaries CTS Nos. 100, 102 & 108 to the east side, 13.4 meter wide Saki Vihar road to the west side, CTS No. 94 D/1 to the north side, CTS No. 96 to the south side of the plot, Off Saki Vihar Road, Opposite Saki Vihar Complex Gate no-1, Near Savoy Suits, Chandivali, Andheri East, Mumbai – 400 072, Maharashtra admeasuring 9443.50 Sq.mt. area being developed by Mahindra Lifespace Developers Limited.

Sir,

I/ We M/s. WTP Cost Management India have undertaken assignment of certifying Estimated cost for subject Real Estate Project registered under MahaRERA, being One (01) Building, situated on the plot bearing CTS Nos. 95, 95/1, 95/2, 95/3, 95/4, 95/5 of Village Saki in 'L' Ward demarcated by its boundaries CTS Nos. 100, 102 & 108 to the east side, 13.4 meter wide Saki Vihar road to the west side, CTS No. 94 D/1 to the north side, CTS No. 96 to the south side of the plot, Off Saki Vihar Road, Opposite Saki Vihar Complex Gate no-1, Near Savoy Suits, Chandivali, Andheri East, Mumbai – 400 072, Maharashtra admeasuring 9443.50 Sq.mt. area being developed by Mahindra Lifespace Developers Limited.



Following technical professionals are appointed by Owner / Promoter:-

1. Following technical professionals are appointed by Promoter: -
 - 1) M/s Edifice Consultants Pvt. Ltd. as Architect.
 - 2) M/s Epicons Consultants as Structural Consultant.
 - 3) M/s KPM Design Services Pvt. Ltd. as MEP 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. WTP Cost Management India**. 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.
3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 59,73,44,091.72/-** (Total of Table A and B) incl GST. 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 Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. Nil/-** (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 Municipal Corporation of Greater Mumbai (planning Authority) is estimated at **Rs. 59,73,44,091.72/-** (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
(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 January 31, 2021	Rs. 53,38,37,937.58/-
2	Cost incurred as on January 31, 2021 (based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 53,38,37,937.58/-
5	Cost Incurred on Additional /Extra Items as on January 31, 2021 included in the Estimated Cost (Annexure A)	Rs. Nil /-

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on January 31, 2021	Rs. 6,35,06,154.14/-
2	Cost incurred as on January 31, 2021 (based on the Estimated cost)	Rs. Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,35,06,154.14/-
5	Cost Incurred on Additional /Extra Items as on 31st January 2021 not included in the Estimated Cost (Annexure A)	Rs. Nil /-

Yours Faithfully



Signature of Engineer (Licence No.....)