



**FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE**

Date: 16th Jan 2021

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 ‘Happinest Tathawade Phase 1’ for Construction of 4 No. of building(s) Happinest Tathawade Phase-1 [RERA No :] situated on the Plot bearing Survey no. 157/1 (P) demarcated by its boundaries Happinest Tathawade EWS building to the east side, Happinest Tathawade Phase 2 to the west side, 18 m wide road to the north side, Survey no 157/2 to the south side of the plot, On Pune-Mumbai Highway, besides MTU, Jeevan Nagar, Tathawade, Pune - 411 033 admeasuring 28000 Sq.mts. is being developed by Mahindra Lifespace Developers Limited.

Ref: MahaRERA Registration Number: Happinest Tathawade Phase-1 [RERA No:]

Sir,

I Dipali Ganesh Gaikwad (M/s. Diga consultants and valuers LLP) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 4 No of Building(s)) of the Project Mahindra ‘Happinest Tathawade Phase-1’ [RERA No :] situated on the Plot bearing Survey no. 157/1 (P) demarcated by its boundaries Happinest Tathawade EWS building to the east side, Happinest Tathawade Phase 2 to the west side, 18 m wide road to the north side, Survey no 157/2 to the south side of the plot, On Pune-Mumbai Highway, besides MTU, Jeevan Nagar, Tathawade, Pune -411 033 admeasuring 28000 sqm. is being developed by Mahindra Lifespace Developers Limited.

Following technical professionals are appointed by /Promoter: -

- (i) SANKALP DESIGNERS - Architects & Planners as Licensed Architect.
- (ii) M/s OPTIMAL CONSULTANCY SERVICE PVT LTD as Structural Consultant
- (iii) M/s AECOM India Pvt Ltd as MEP Consultant
- (iv) M/s KEYSTONE QS UNLIMITED as cost consultant



1. 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 Diga Consultants and Valuers LLP** 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.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 180,13,04,671/-** (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.
3. The Estimated Cost Incurred till date is calculated at **Rs 93,252** /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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. 180,12,11,419/-** (Total of Table A and B).
5. 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	Tower D	Tower E	Tower F	Tower G
1	Total Estimated cost of Building as on 31st Dec 2020 date of registration is	35,37,21,100	35,82,41,684	35,14,43,770	35,47,12,336
2	Cost incurred as on 31st Dec 2020 (based on estimated cost)	0	0	0	0
3	Work Done in percentage (as percentage of estimated cost)	0%	0%	0%	0%
4	Balance Cost to be incurred (based on Estimated cost)	35,37,21,100	35,82,41,684	35,14,43,770	35,47,12,336



TABLE B

Sr. No	Particulars	Tower D	Tower E	Tower F	Tower G
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31st Dec 2020 date of Registration	9,57,96,445	9,57,96,445	9,57,96,445	9,57,96,445
2	Cost incurred as on 31st Dec 2020 (based on the Estimated cost)	23,353	23,438	23,106	23,355
3	Work done in Percentage (as Percentage of the estimated cost)	0%	0%	0%	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	9,57,73,092	9,57,73,007	9,57,73,339	9,57,73,090
5	Cost Incurred on Additional /Extra Items as on 31st Dec 2020 not included in the Estimated Cost (Annexure A)	NIL	NIL	NIL	NIL



Yours Faithfully
Signature of Engineer
(Licence No. AM1594721)

*** 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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

