



K C SHAH CONSULTANTS

CONSULTING STRUCTURAL & CIVIL ENGINEERS

ENGINEER'S CERTIFICATE

Date: 31st May 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 : P52100028049] 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 - 411033 admeasuring 18776.11 sqm. is being developed by Mahindra Lifespace Developers Limited.

Ref: MahaRERA Registration Number: Happinest Tathawade Phase-1 [RERA No: P52100028049]

Sir,

We 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 : **P52100028049**] 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 18776.11 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 URJA Building Services Consultants Pvt. Ltd. as MEP Consultant
- (iv) M/s WT Cost Management 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 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.
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. 1,01,01,086/- (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. 179,12,03,585/- (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	Happinest Tathawade Phase-1 (Amount in Rs.)
1	Total Estimated cost of the building/wing as on 31 Mar 21 date of Registration is	1,41,81,18,889
2	Cost incurred as on 31 Mar 21 (based on the Estimated cost)	-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,41,81,18,889

TABLE B

Sr No	Particulars	Happinest Tathawade Phase-1 (Amount in Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31 Mar 21 of Registration is	38,31,85,781
2	Cost incurred as on 31 Mar 21 (based on the Estimated cost)	1,01,01,086
3	Work done in Percentage (as Percentage of the estimated cost)	3%
4	Balance Cost to be Incurred (Based on Estimated Cost)	37,30,84,696
5	Cost Incurred on Additional /Extra Items as on 31 Mar 21 not included in the Estimated Cost (Annexure A)	NIL

Yours faithfully,

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