



K C SHAH CONSULTANTS
CONSULTING STRUCTURAL & CIVIL ENGINEERS

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

Date: 26/10/2020

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

Subject: Certificate of Cost Incurred for Development of “**Happinest Kalyan Project A**”, Tower – **01, 02 & 06** building(s) of the Project situated on the Plot bearing Survey No:- 1, H. No. 4, 5, 6, 7, 8B, 10, 12, 14, 15, 16, 17, 18, 19, 21, 22, 23. Survey No: - 54, H. No 6, 7, 8, 9/1, 9/2, 10, 13, 15 A, 15B, 16, 17, 18. Survey No: - 76, H. No. 1, 2. Survey No: - 77, H. No. 4, 5, 6, 7 & 9 demarcated by its boundaries (latitude and longitude of the end points) **19°16'5.20"N 72°5'8.28"E to the North, 19°15'58.49"N 73°5'12.50"E to the South, 19°16'3.60"N 73°5'12.20"E to the East 19°16'1.71"N 73°5'7.86"E to the West** Of Division- Konkan, Village -Ranjanoli, Taluka -Bhiwandi, District -Thane, PIN- 421311 admeasuring **37970 Sq.mts.** area being developed by, **Mahindra Happinest Developers Ltd.** [Promoter]

Ref. MahaRERA Registration Number **P51700022981**

Sir,

We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA (Applied For), situated on the Plot bearing Survey No:- 1, H. No. 4, 5, 6, 7, 8B, 10, 12, 14, 15, 16, 17, 18, 19, 21, 22, 23. Survey No: - 54, H. No 6, 7, 8, 9/1, 9/2, 10, 13, 15 A, 15B, 16, 17, 18. Survey No: - 76, H. No. 1, 2. Survey No: - 77, H. No. 4, 5, 6, 7 & 9, Village -Ranjanoli, Taluka -Bhiwandi, District -Thane, PIN- 421311. area being developed by Mahindra Happinest Developers Ltd.

1. Following technical professionals are appointed by Promoter: -

- (i) M/s **Sandeep Shikre & Associates** as Architect
- (ii) M/s **VMS consultants Pvt. Ltd.** as Structural Consultant
- (iii) M/s **AECOM** 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 **Sandeep Shikre & Associates** Architects as 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(s) of the aforesaid project under reference as **Rs 83.89,46,539** (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 Town Planner, MMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 30 September 20 is calculated at **Rs 7,76,78,034** (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 Town Planner, MMRDA (planning Authority) is estimated at **Rs. 76,12,68,505** (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 for each Building /Wing of the Real Estate Project)

Sr No	Particulars	Happinest Kalyan Tower 1		
		Tower 1	Tower 2	Tower 6
1	Total Estimated cost of the building/wing as on 30 Sep 20 date of Registration is	22,65,47,734	22,65,47,734	22,65,47,734
2	Cost incurred as on 30 Sep 20 (based on the Estimated cost)	1,71,06,212	1,71,06,212	1,71,06,212
3	Work done in Percentage (as Percentage of the estimated cost)	8%	8%	8%
4	Balance Cost to be Incurred (Based on Estimated Cost)	20,94,41,522	20,94,41,522	20,94,41,522
5	Cost Incurred on Additional /Extra Items as on 30 Sep 20 not included in the Estimated Cost (Annexure A)	Nil	Nil	Nil

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

Sr No	Particulars	Happinest Kalyan Project A (Amount in Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30 Sep 20 of Registration is	15,93,03,338
2	Cost incurred as on 30 Sep 20 (based on the Estimated cost)	2,63,59,398
3	Work done in Percentage (as Percentage of the estimated cost)	17%
4	Balance Cost to be Incurred (Based on Estimated Cost)	13,29,43,940
5	Cost Incurred on Additional /Extra Items as on 30 Sep 20 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

*** 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)