



Anjali's Associates

Architects • Engineers • Govt. Approved Valuer

FORM-2 [see Regulation 3] 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: 22 Jan 2018

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 Happinest- Boisar Phase III (Mahindra Lifespace Developers Ltd.) for Construction of

(C1)(1C)(9),(C2)(1D)(10),(D1)(2)(11),(D2)(2)(12) building(s)/ Wing(s) of the III Phase (MahaRERA Registration Number) situated on the Plot bearing Gut No 50, Plot no 1

Demarcated by its boundaries (latitude and longitude of the end points)

19°46'14.62"N 72°46'17.52"E to the North, 19°46'10.33"N 72°46'18.98"E to the South,

19°46'14.20"N 72°46'25.36"E to the East 19°46'10.57"N 72°46'11.49"E to the West

Of Division-Konkan, Village -Kambalgaon, Taluka-Palghar, District- Palghar, PIN 401501

admeasuring 59334.30sq.mts. area being developed by [Promoter]

Ref: MahaRERA Registration Number _____

Sir,

I Shrikant Yeole (M/S Anjali Associates) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being (C1)(1C)(9),(C2)(1D)(10),(D1)(2)(11),(D2)(2)(12) Building(s)/ Wing(s) of the III Phase situated on the plot bearing Gut No 50, Plot no 1 of Division -Konkan, village -Kambalgaon, Taluka - Palghar, District -Palghar, PIN 401501, admeasuring 59334.30sq.mts. area being developed by Mahindra Lifespace Developers Ltd.

1. Following technical professionals are appointed by Promoter:-

(i) M/s Vastu Shilpa Consultants as L.S. / Architect;

(ii) M/s Himanshu Parikh Consulting Engineers as Structural Consultant

(iii) M/s Clancy Global Consulting Engineers as MEP Consultant

(iv) M/s Vastu Shilpa Consultants as Quantity Surveyor *

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 Vastu Shilpa Consultants 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 14,36,91,788 (Total of Table A and B). The estimated Total Cost of project



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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, Palghar being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 10,71,45,688 (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, Palghar (planning Authority) is estimated at Rs. 3,65,46,100 (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	Phase III (Amount in Rs.)			
		Building (C1)(1C)(9)	Building (C2)(1D)(10)	Building (D1)(2)(11)	Building (D2)(2)(12)
1	Total Estimated cost of the building/wing as on 31 Dec 2017- date of Registration is	2,58,47,974	2,58,47,974	2,58,47,974	2,58,47,974
2	Cost incurred as on 31 Dec 17 (based on the Estimated cost)	17,733,293	17,733,293	17,733,293	17,733,293
3	Work done in Percentage (as Percentage of the estimated cost)	69%	69%	69%	69%
4	Balance Cost to be Incurred (Based on Estimated Cost)	81,14,681	81,14,681	81,14,681	81,14,681
5	Cost Incurred on Additional /Extra Items as on 31 Dec 2017 not included in the Estimated Cost (Annexure A)				



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

Sr No	Particulars	Building (C1)(1C)(9),(C2)(1D)(10),(D1)(2)(11),(D2)(2)(12) (Amount in Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>31 Dec 2017</u> date of Registration is	4,02,99,892
2	Cost incurred as on <u>31 Dec 2017</u> (based on the Estimated cost)	36,212,516
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	40,87,376
5	Cost Incurred on Additional /Extra Items as on <u>31 Dec 2017</u> not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully
Signature of Engineer
(Shri. Shrikant S. Yevale)
PNP/LE/4/2017-18

Shrikant S. Yevale,
B.E. (CIVIL), A.M.I.E. (I), F.I.V.

LE - 4 / 2017 - 2018

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ANJALI'S ASSOCIATE

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*** 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)