

ENGINEER'S CERTIFICATE

To

Date 22nd June 2017

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 the Project 'Vivante' for Construction of 3 building(s)/4 Wing(s) of the phase 1 which is the final Phase also MahaRERA Registration Number situated on the Plot bearing CTS No. 243A demarcated by its boundaries. Part abutting "TCS Banyan Park" & part abutting I (2) zone to the North Declared slum (Redevelopment underway) to the South an operational BMC ground to the East 13.40 metre wide DP road (Suren Road) to the West of Division Gundavali village, Andheri, State Maharashtra, District Mumbai, Pin-400093 admeasuring 5145.80 Sq.mts area being developed by MLDL.

VIVANTE			
<u>SR. NO.</u>	<u>PLOT NAME</u>	<u>LATITUDE</u>	<u>LONGITUDE</u>
1	243A	1) 19-07'-06.183"N	72-51'-30.355"E
		2) 19-07'-07.523"N	72-51'-30.775"E
		3) 19-07'-07.199"N	72-51'-33.758"E
		4) 19-07'-04.986"N	72-51'-33.035"E

Ref: MahaRERA Registration Number _____

Sir,

I/We M/S. Arcadis India Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for the Subject. Real Estate Project proposed to be registered under MahaRERA, being 3 Building(s)/4 Wing(s) of the 1 which is the final Phase situated on the plot bearing CTS No. 243A of Division Gundavali village, Andheri, State Maharashtra, District Mumbai, Pin-400093 admeasuring 5145.80 Sq.mts area being developed by Mahindra Lifespace Developers Ltd.

- Following technical professionals are appointed by Owner / Promoter:-
 - M/s Morphogenesis as Architect;
 - M/s Vintech as Structural Consultant
 - M/s Enersave as MEP Consultant
 - M/s Arcadis India Pvt. Ltd. as Quantity Surveyor.
- 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. Arcadis India Pvt. Ltd. as a 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. 64,41,00,677** (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 Municipal Corporation of Greater Mumbai being the Planning. Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 13,21,23,250** (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 is estimated at **Rs. 51,19,77,427** (Total of Table A and B).
6. I / We 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:
Building / Wing bearing Number Building 1 & Building 2 & Carpark Tower and Wing B1 / B2 / B3 / B4 and Carpark Tower or called Vivante Project by Mahindra.

TABLE A

Sr. No	Particulars	Building 1- Wing B1	Building 1- Wing B2	Building 2- Wing B3	Building 2- Wing B4	Building 3- Tower Parking
1	Total Estimated cost of the building/wing as on 30 th April 2017 date of Registration is	Rs. 11,83,73,584/-	Rs. 11,60,49,642/-	Rs. 9,47,96,733/-	Rs. 8,71,12,953/-	Rs. 14,82,50,000/-
2	Cost incurred as on 30 th April 2017 (based on the estimated cost)	Rs. 3,90,16,945/-	Rs. 4,16,10,482/-	Rs. 2,29,89,831/-	Rs. 2,19,99,939/-	Rs. 56,84,940/-
3	Work done in Percentage (as Percentage of the estimated cost)	32.96%	35.86%	24.25%	25.25%	3.83%
4	Balance Cost to be Incurred (Based on estimated Cost)	Rs. 7,93,56,639/-	Rs. 7,44,39,160/-	Rs. 7,18,06,903/-	Rs. 6,51,13,015/-	Rs. 14,25,65,060/-



Sr. No	Particulars	Building 1- Wing B1	Building 1- Wing B2	Building 2- Wing B3	Building 2- Wing B4	Building 3- Tower Parking
5	Cost Incurred on Additional /Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	Nil	Nil	Nil	Nil	Nil

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30 th April 2017 date of Registration is	Rs. 7,95,17,764/-
2	Cost incurred as on 30 th April 2017 (based on the Estimated cost)	Rs. 8,21,114/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.03 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,86,96,650/-
5	Cost Incurred on Additional /Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	Nil

Yours faithfully,



Signature of Engineer
(License No- Not Applicable)



