GEM ENGSERV
ISO 9001:2015 CERTIFIED

ENGINEER'S CERTIFICATE

Ref No. GEM/RERA/Vicino/2021-22/004 Date: October 12th 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 Mahindra 'Vicino' for Construction of 2 Nos of Buildings + 1 No. Car Park of the (Building 1:A1A2) (Building 2:A3A4)(Building 3:A5A6) (Car Park)

Vicino A1A2 - [RERA No: P51800022126] situated on the Plot bearing CTS No 243 B/1, 243 B/2, 247/A, 247/B demarcated by its boundaries 13.40 Meter wide Road (Suren Road) to the west side, 18.30 Meter wide proposed DP road to the east side, Part abutting Sethi Industries & Asha House" and part abutting I Zone to the north side, Part abutting "Dipti Classic" and part abutting I Zone to the south side of the plot

Vicino A3A4 - [RERA No: P51800022067] situated on the Plot bearing CTS No 243 B/1, 243 B/2, 247/A, 247/B demarcated by its boundaries 13.40 Meter wide Road (Suren Road) to the west side, 18.30 Meter wide proposed DP road to the east side, Part abutting Sethi Industries & Asha House" and part abutting I Zone to the north side, Part abutting "Dipti Classic" and part abutting I Zone to the south side of the plot

Vicino A5A6 - [RERA No: .....] situated on the Plot bearing CTS No 243 B/1, 243 B/2, 247/A, 247/B demarcated by its boundaries 13.40 Meter wide Road (Suren Road) to the west side, 18.30 Meter wide proposed DP road to the east side, Part abutting Sethi Industries & Asha House" and part abutting I Zone to the north side, Part abutting "Dipti Classic" and part abutting I Zone to the south side of the plot

situated on the plot bearing C.N. No/CTS No./Survey no./ Plot no 243 B/1, 243 B/2, 247/A, 247/B of Division Gundavali village, Andheri taluka, District Mumbai PIN 400093 admeasuring 6739 sqm area being developed by Mahindra Lifespace Developers Limited.

Ref: MahaRERA Registration Number: (Vicino A1A2-P51800022126)/ (Vicino Building A3A4 - P51800022067) / Vicino Building A5A6.....

Sir,

I/ We M/s **Gem Engserve** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 3 **Nos of Buildings + 1 No. Car Park of the** Project Mahindra 'Vicino'.

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1. Following technical professionals are appointed by Owner / Promoter: -

   (i) M/s Morphogenesis as L.S. / Architect;
   (ii) M/s Vintech & M/s Whitby Wood Pritam Dasani Consulting Engineers Pvt Ltd as Structural Consultant

   (iii) M/s Enersave as MEP Consultant
   (iv) M/s Gem Engserv Pvt Ltd. 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 **M/s Gem Engserv Pvt Ltd.** 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 118,33,80,431/-** (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 **the Municipal Corporation of Greater Mumbai being the Planning** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **30th September 2021** is calculated at **Rs 218,306,704 /-** (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 **the**

Municipal Corporation of Greater Mumbai being the Planning is estimated **at Rs. 965,073,727 /-** (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

Sr. No	Particulars	Building A1-A2	Building A3-A4	Building A5-A6
1	Total Estimated cost of Building as on 30th September 2019 date of registration is	307,203,097	351,762,478	310,751,138
2	Cost incurred as on 30th September 2021 (based on estimated cost)	127,389,916	37,014,237	28,313,050
3	Work Done in percentage (as percentage of estimated cost	41.47%	10.52%	9.11%
4	Balance Cost to be incurred (based on Estimated cost)	179,813,181	314,748,241	282,438,088
5	Cost Incurred on Additional / Extra Items as on 30th September 2021 not included in the estimated cost (Annexure A)	0	0	0

TABLE B

Sr. No	Particulars	Ded Infra A1- A2	Ded Infra A3-A4	Ded Infra A5- A6
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30th September 2019 date of Registration is	63,812,361	79,544,660	70,306,697
2	Cost incurred as on 30th September 2021(based on estimated cost)	6,857,018	10,035,778	8,696,705
3	Work done in Percentage (as Percentage of the estimated cost)	10.75%	12.62%	12.37%
4	Balance Cost to be incurred (based on Estimated cost)	56,961,062	69,516,557	61,615,599
5	Cost Incurred on Additional /Extra Items as on 30th September 2021not included in the Estimated Cost (Annexure A)	Nil	Nil	Nil

Yours Faithfully

S.V. Anand.

GEM ENGSERV. PVT. LTD. MUMBAI

Signature of Engineer

(License No - Not Applicable)