Annexure – B

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)

To, 09TH JANUARY' 2024

THE MAHINDRA LIFESPACES DEVELOPERS LTD.

Mahindra Towers, 5th Floor,
Dr G M Bhosale Marg, Worli,
Mumbai 400 018.

Subject: : Certificate of Cost Incurred for Development of Work of the Project **'Vicino A3A4'** +1 No. Car Park 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.

Sir,

1. I/ We M/S. VINYASA CONSULTANTS have undertaken assignment of certifying Estimated cost for **'Mahindra Vicino A3A4'** Having **Maha RERA Registration No. P51800022067** being developed by Mahindra Lifespaces Developers Limited.

2. We have estimated the cost of Civil, MEP and Allied works required for the completion of the apartment and proportionate completion of internal & External Works of the project as per specifications mentioned in the agreement of sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants. The Schedule of items and quantity required for the entire work as calculated by **M/S. Gem Engserv Pvt Ltd** 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 to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.47,06,76,536 /-** (Total of Table A and B) at the time of Registration. 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)/wing(s)/Layout/ Plotted Development from the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.33,92,51,318 /-**(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/ services used and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for the completion of the apartment and proportionate completion of internal & External Works of the project as per specifications mentioned in the agreement of sale, of the project is estimated at **Rs.13,14,25,218 /-**(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartment and proportionate internal & External Works of the project as per specifications mentioned in the agreement of sale, of 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	Building A3-A4
1	Total Estimated cost of the Vicino A3 A4 as on 30th September 2019 date of Registration is	Rs. 42,33,73,385
2	Cost incurred as on 31-12-2023	Rs. 30,77,82,746
3	Work done in Percentage (as Percentage of the estimated cost)	72.070%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,55,90,639
5	Cost Incurred on Additional /Extra Items as on 31-12-2023 not included in the Estimated Cost (Annexure A)	Rs. Nil /-

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

Sr. No	**Particulars**	Building A3-A4 Infra
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30-09-2019 date of Registration is	Rs 4,73,03,151
2	Cost incurred as on 31-12-2023	Rs. 3,14,68,572
3	Work done in Percentage	66.53%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,58,34,579
5	Cost Incurred on Additional /Extra Items as on 31-12-2023 not included in the Estimated Cost (Annexure A)	Rs. Nil /-

Yours Faithfully



Parag Rode
Signature of Engineer

Agreed and Accepted by:



Signature of Promoter
Name: _____
Date: _____

Note

1. The scope of work is to complete Registered Real Estate Project as per drawing approved from time to time and as per specification mentioned in agreement of sale.

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 (*). The details as calculated by quantity Surveyor* (Gem Engserv Pvt Ltd)/ Mahindra Lifespaces Developers Ltd. and not cross verified by M/s. Vinyasa Consultants.

3. (**) Balance cost to be incurred (4) may vary from difference between total estimated cost (1) and actual cost incurred (2) due to deviation in quantity required/ escalation of cost etc. 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.

4. All components of work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviations/ qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional/ Deleted Items executed with Cost

(Which were not part of the original Estimate of Total Cost)

Sr. No	List of Extra/Additional / Deleted Items	Amount (In Rs)
1	NIL	NIL