Ref : ARCUS / NAG / Mahindra - Bloomdale - NGP / MahaRERA Engineer's Certificate/07 Date : 10-10-2021

ENGINEER'S CERTIFICATE

To,

Mahindra Bebanco Developers Ltd.
Mahindra Towers ,5th floor, Dr. G. M. Bhosale Marg,
Worli, Mumbai- 400018.
www.mahindralifespaces.com

Site Address : **On the Plot** bearing **Survey No- 17 (Part), 18 (Part), 19 (Part), 26 (Part), 27 (Part), 28, 29 (Part), 30 (Part), 31 (Part), 35 (Part), 36 (Part), 39 (Part), Government Land Nallah (part) and Road (part),** Demarcated by boundaries- Plot of **D.Y. Patil International School** on the north, **Two Lane road** on the south, **Two Lane road** on the East, **Four Lane Road** on the west, MIHAN SEZ, De-Notified Area, Tahsil- **Nagpur(Gr.),** District- **Nagpur- 441 108., admeasuring 102192.840 Sq.Mtr.** area.

Developed By : **Mahindra Bebanco Developer Limited.**

Reference : **MahaRERA Registration Number P50500005448**

Subject : **Certificate of Percentage Completion** of construction work of **01 Nos of building** (s) **Building 07** of the Project **Mahindra 'Bloomdale'** Which is **Second & Third Phase (RERA No.- P50500005448)**

Sir,

I/we **ARCUS** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **01 Nos building**(s) of **Mahindra "Bloomdale"** which is the **Second & Third Phase** of the project situated **On the Plot** bearing **Survey No- 17 (Part), 18 (Part), 19 (Part), 26 (Part), 27 (Part), 28, 29 (Part), 30 (Part), 31 (Part), 35 (Part), 36 (Part), 39 (Part), Government Land Nallah (part) and Road (part),** Demarcated by boundaries- Plot of **D.Y. Patil International School** on the north, **Two Lane road** on the south, **Two lane road** on the East, **Four lane Road** on the west, MIHAN SEZ, De-Notified Area, Tahsil- **Nagpur(Gr.),** District- **Nagpur- 441 108., admeasuring 102192.840 Sq.Mtr.** area, being developed by **Mahindra Bebanco Developers Limited.**

1. Following technical professionals are appointed by **Mahindra Bebanco Developers Limited.**
   (i) **M/s. Architect Hafeez Contractor** as a Design Architect.
   (ii) **M/s. J+W consultants** as Structural Consultant,
   (iii) **M/s. S. N. Joshi Consultants Private Limited** 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 **ARCUS** as a quantity Surveyor* appointed by Developer, and the assumption of the cost of material, labor 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 25,91,97,203 /- (Total of Table A and Table B).** The estimated Total Cost of project is regarding 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 **Maharashtra Airport Development Company Ltd** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 198,953,997 /- (Total of Table A and Table 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 **Maharashtra Airport Development Company Ltd** is estimated at **Rs. 60,243,206 /- (Total of Table A and Table 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	Total Estimated cost of Building as on **30 September 2021** date of registration is	Cost incurred as on **30 September 2021** (based on estimated cost)	Work Done in percentage- (as percentage of estimated cost	Balance Cost to be incurred (based on Estimated cost)	Cost Incurred on Additional/Extra Items as on **30 September 2021** not included in the estimated cost (Annexure A)
1	Building 07	25,03,21,907	191,195,391	76.38%	59,126,515	

TABLE B

Sr. No	Particulars	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the Project as on **30 September 2020** date of Registration.	Cost incurred as on **30 September 2021** (based on the Estimated cost)	Work done in Percentage (as Percentage of the estimated cost)	Balance Cost to be Incurred (Based on Estimated Cost)	Cost Incurred on Additional /Extra Items as on **30 September 2021** not included in the Estimated Cost (Annexure A)
1	Building 07	88,75,297	77,58,606	87%	11,16,691	Nil

Thanking You,
Your's Sincerely,
For **Arcus**

Stamp & Signature

ARCUS LANDSCAPE PROJECT MANAGEMENT ARCHITECTS