ARCHITECTS • LANDSCAPE • PROJECT MANAGEMENT • CONSTRUCTION

Ref : ARCUS / NAG / Mahindra - Bloomdale / MahaRERA Engineer's Certificate / Mahindra Bloomdale 4B

FORM-2

ENGINEER'S CERTIFICATE

Date:10-10-2023

To,

Mahindra Bloomdale Developers Limited.

(Formerly Known as Mahindra Bebanco Developers Ltd.)

Mahindra Towers ,5th floor, Dr. G. M. Bhosale Marg,

Worli, Mumbai- 400018.

www.mahindralifespaces.com

Subject: - Certificate of cost Incurred for Development of **Mahindra Bloomdale 4B of the Project Mahindra 'Bloomdale'** Which is Fourth Phase" having **MahaRERA Registration Number. P50500020254** being developed by **Mahindra Bloomdale Developer Limited.**

1. I/We **ARCUS** have undertaken assignment of certifying Estimated cost for **Mahindra Bloomdale 4B of the Project Mahindra 'Bloomdale'** having MahaRERA Registration Number. **P50500020254** being developed by Mahindra Bloomdale Developer Limited.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculation arc based on the drawing's plans made available to us for the project under reference by the developer / consultants. The Schedule of items and quantity required for the entire work is calculated by **ARCUS** Quantity Surveyor appointed by Mahindra Bloomdale Developer Limited the assumptions of the cost of material. labors 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 aforesaid project under reference at **Rs. 44,26,14,138 /- (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 for completion of the

Plot No: 67, Block No. S-3, Anjani Apartments, Besides Choudhary Lifestyle,
Ring road, Pratap Nagar, Nagpur- 440022 • M : 98709 9208, 9067526546

apartments and proportionate completion of internal and external works, as per specification mentioned in agreement of sale. and for the purpose of obtaining occupation certificate/completion certificate for the Building(s) / Wing(s) Layout / Plotted Development form the **Maharashtra Airport Development Company Ltd. (MADC)** being the planning authority under whose jurisdiction the aforesaid project being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs. 41,44,15,100 /- (Total of Table A and B).** The Amount of estimated cost is calculated based on inputs materials/services used and the unit cost of these item.

5. The Balance Cost of completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal and external works. as per specification mentioned in agreement of sale, of the Project is estimated at **Rs. 2,81,99,038 /- (Total of Table A & B).**

6. I certify that the Cost of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal and external works. as per specification mentioned in 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

Sr No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the Building /Wing /Layout/Plotted Development as on date of Registration is	42,64,44,633
2	Cost Incurred as on 30st SEPTEMBER 2023 date of certificate	39,96,10,951
3	Work clone in Percentage (as Percentage of the estimated cost)	93.71%
4	Balance Cost to be incurred (Based on Estimated Cost)	2,68,33,682
5	Cost incurred on additional / Extra item not included in the Estimated Cost (Table-C)	

Plot No: 67, Block No. S-3, Anjani Apartments, Besides Choudhary Lifestyle,
Ring road, Pratap Nagar, Nagpur- 440022 • M : 98709 9208, 9067526546

ARCUS ARCHITECTS • LANDSCAPE • PROJECT MANAGEMENT

TABLE B

Sr No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	1,61,69,504
2	Cost incurred as on 30th SEPTEMBER 2023 date of certificate	1,48,04,148
3	Work done in Percentage (as Percentage of the Estimated Cost)	92%
4	Balance Cost to be incurred (Based on the Estimated Cost)	13,65,356
5	Cost Incurred on Additional Extra Items not included in the Estimated Cost (Table -C)	Nil

Thanking You

Yours Faithfully,

ER. UMESH PATANKAR

Local Authority license no._____(If applicable)

Agreed and Accepted by:

(SUDHARSHAN KR).

Signature of Promoter

Name :

Date :

Note:

Plot No: 67, Block No. S-3, Anjani Apartments, Besides Choudhary Lifestyle,
Ring road, Pratap Nagar, Nagpur- 440022 • M : 98709 9208, 9067526546

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 of sale.
2. (*) Quantity Survey can be done by office of Engineer or can be done by 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 same name of person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
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 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 specification are indicative and not exhaustive.
5. Please specify if there are any deviation / qualifications. Example: Any deviation in input material used from specification in agreement of sale.

Table C

List of Extra/Additional/Deleted Items Considered in Cost

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

Sr. No.	List of Extra/Additional/Deleted Item	Amount (In Rs.)
1.		
2.		

ARCHITECTS • LANDSCAPE PROJECT MANAGEMENT • ARCUS

Plot No: 67, Block No. S-3, Anjani Apartments, Besides Choudhary Lifestyle,
Ring road, Pratap Nagar, Nagpur- 440022 • M : 98709 9209, 9067526546