

Behind
Aasha
Theatre
Ponda
Goa
Phone:
315615

Prakash S. P. Lawande
Consulting Engineer

FORM - 3
See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

Date: 01st January, 2023

To,
M/s. Devashri Nirman Limited Liability Partnership
Dempo Tower, 710, Seventh Floor, EDC, Patto, Panjim-Goa (Regd. Office)

Subject: Certificate of Cost Incurred for Development of The Janata Co-operative housing Society Ltd situated on the Plot bearing P.T. Sheet No 221 of Chalta Nos 17 demarcated by its boundaries (latitude and longitude of the end points) its boundaries 15°16' to the North 73° 58' to the East, of Aquem Alto, Margao, Taluka Salcete District South Goa PIN 403601 admeasuring 4182 sq.mts., area being developed by M/s. Devashri Nirman Limited Liability Partnership.

Ref: Goa RERA Registration Number

Sir,

I, **Prakash S. P. Lawande** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being of **The Janata Co-operative housing Society Ltd situated on the Plot bearing P.T. Sheet No 221 of Chalta Nos 17 of Aquem Alto, Margao, Taluka Salcete District South Goa PIN 403601 admeasuring 4182 sq.mts. area being developed by M/s. Devashri Nirman Limited Liability Partnership.**

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

- i. M/s. Ulysis as L.S. / Architect ;
- ii. **Shri. Prakash S.P. Lawande** as Structural 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 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/Promoter and Consultants and the Schedule of items and quantity for the entire work as calculated by **Mr. Dnyaneshwar Matade** my quantity Surveyor 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.42,45,66,855/-** (Total of Table A & 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 from the **South Goa Planning & Development Authority** being the Planning Authority under whose jurisdiction therefore said project is being implemented.

4. The Estimated Cost Incurred till **1st January, 2023** is calculated at **Rs.0** /- (Total of Table A & 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 **The Janata Co-operative housing Society Ltd** of the subject project to obtain Occupation Certificate / Completion Certificate from **South Goa Planning & Development Authority** is estimated at **Rs. 42,45,66,855/-**(Total of Table A & B)-**Building The Janata Co-operative housing Society Ltd**).

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

Building bearing Name- **The Janata Co-operative housing Society Ltd(Block A)**
(To be prepared separately for each Building / Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 1st January, 2023 date of Registration is	Rs.11,60,95,856/-
2	Cost incurred as on 1st January, 2023 (based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.11,60,95,856/-
5	Cost incurred on Additional / Extra items as on 1st January, 2023 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE A

Building bearing Name- **The Janata Co-operative housing Society Ltd(Block B)**
(To be prepared separately for each Building / Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 1st January, 2023 date of Registration is	Rs.11,60,26,305/-
2	Cost incurred as on 1st January, 2023 (based on the Estimated cost)	Rs.NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.11,60,26,305/-
5	Cost incurred on Additional / Extra items as 1st January, 2023 not included in the Estimated Cost (Annexure A)	Rs.NIL

TABLE A

Building bearing Name- **The Janata Co-operative housing Society Ltd(Block C)**
(To be prepared separately for each Building / Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 1st January, 2023 date of Registration is	Rs.5,42,47,824/-
2	Cost incurred as on 1st January, 2023 (based on the Estimated cost)	Rs.NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.5,42,47,824 /-
5	Cost incurred on Additional / Extra items as on 1st January, 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	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 1 st January, 2023 2date of Registration is	Rs.13,81,96,870/-
2	Cost incurred as on 1 st January, 2023 (based on the Estimated cost)	Rs.NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.13,81,96,870/-
5	Cost Incurred on Additional / Extra Items as on 1 st January, 2023 not included in the Estimated Cost(Annexure A)	Rs.NIL/-

Yours Faithfully,



Signature of Engineer
(Licence No: SE / 0006 / 2010)

PRAKASH S. P. LAWANDE
B. E. (CIVIL)
PWD Reg. No. 407 / 95
I.C.P.D (STRUCT.) ENG. NO
SE/ 0006/2010

Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
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 (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)