

FORM 2 [See Regulation 3]

Email: mumbai@cbre.co.in

ENGINEER'S CERTIFICATE

Date: 30th November 2017

To,

TATA Housing Development Co. Ltd.

Registered office – **TATA Housing Development Co.Ltd. Times Tower, 12th Floor, Kamala mill compound, Senapati Bapat Marg, Lower Parel (W), Mumbai 400013**

Regional office – **Eruchshaw Building ,4th Floor ,249, Dr. D N Road , Fort Mumbai , 400001**

Subject: Certificate of Cost Incurred for Development of "Goa Paradise" for Construction of Tower 1 to 14 buildings of Phase Phase -1, situated on plot bearing C. N. No/CTS No/Survey No/Final Plot No **215/1** demarcated by its boundaries By Survey No.198 to the North By survey No. 195 to the South By Survey No. 214 and 216 to the East and By Survey No. 197 to the West, Division- Zuarinagar, Village – **Sancoale** , Taluka – Mormugao District – **South Goa** , PIN – -403710 admeasuring 19,525.00 Sq Mtrs, area being developed by M/s **TATA HOUSING DEVELOPMENT CO LTD**

Ref: Goa RERA Registration Number –NA

Sir,

We have undertaken assignment of certifying estimated cost for the subject real estate project, proposed to be registered under Goa RERA, being 14 building(s) / wing(s) of the Phase 1 situated on plot bearing C. N. No/CTS No/Survey No/Final Plot No **215/1** demarcated by its boundaries By Survey No.198 to the North By survey No. 195 to the South By Survey No. 214 and 216 to the East and By Survey No. 197 to the West, Division- Zuarinagar, Village – **Sancoale** , Taluka – Mormugao District – **South Goa** , PIN – -403710 admeasuring 19,525:00 Sq Mtrs, area being developed by M/s **TATA HOUSING DEVELOPMENT CO LTD**

Following technical professionals are appointed by owner/promoter –

- (I) M/s. Kundan Prabhu & Associates as Liasoning Architect
- (II) M/s. Ignosophy Consultant Pvt Ltd. as Architect;
- (III) M/s. Kelkar Designs Pvt Ltd as Structural Consultant
- (IV) M/s. S N Joshi Consultants Pvt. Ltd.as MEP Consultant
- (IV) M/s. CBRE South Asia Private Ltd. as Quantity Surveyor*

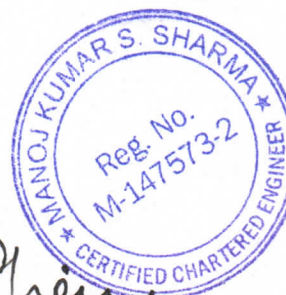
1. We have estimated the cost of the completion to obtain Occupation certificate/Completion Certificate, of the Civil, MEP and allied works, of the building of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the developer and consultants and the schedule of items & quantity for the entire work as calculated by CBRE South Asia Private Ltd. quantity surveyor* appointed by developer/engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.
2. We estimate total estimated cost of completion of the building(s) of the aforesaid project under reference as Rs.180.88 Cr 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 for the building(s) from the Village Panchayat Sancoale being authorized authority under whose jurisdiction the aforesaid project is being implemented.
3. The estimated cost incurred till date (30th November 2017) is calculated at Rs.63.05 Cr (Total of table A and B). The amount of estimated cost incurred is calculated on the base amount of total estimated cost.
4. The balance cost of completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate from Village Panchayat, Sancoale- Goa is estimated at Rs.117.83 Cr (Total of table A and B)
5. I certify that the cost of Civil, MEP and allied work for the aforesaid project as completed on date of this certificate is given in Table A and B below:-

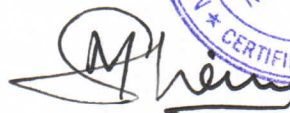
TABLE A		
Sr. No	Particulars	Amounts (In Cr Rs.)
1	Total Estimated Cost of the building/wing as on 30 th April 2017 date of registration is	155.80
2	Cost Incurred as on 30 th April 2017 (based on Estimated Cost)	62.73
3	Work Done in percentage (as percentage of estimated cost)	40.26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	93.07
5	Cost Incurred on Additional/Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	

TABLE B		
Sr. No	Particulars	Amounts (In Cr Rs.)
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on 30 th April 2017 date of registration is	25.08
2	Cost incurred as on APRIL- 2017 (based on estimated cost)	0.32
3	Work done in percentage (as percentage of estimated cost)	1.28%
4	Balance cost to be incurred (based on estimated cost)	24.76
5	Cost Incurred on Additional/Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	

Yours Faithfully


Signature of Engineer





*Note-

1. The scope of work to complete the 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 labor, 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 specification 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)