Prakash S. P. Lawande
Consulting Engineer

FORM-3

See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account- Project wise)

Date:22.02.2018

To
M/s G.N.Construction
(Prop. Mr. UDAY G. NAIK)
12 G, Nirmal Nagar CHSL, Opp. IOC
Petrol Pump, Mira Bhayandar Road,
Mira Road East, Thane. PIN:401 107

Subject: Certificate of Cost Incurred for Development of your Project G.N.Legacy-I for Construction of one building with three Blocks A, B & C , situated on the Plot bearing bearing Survey no. 148/1F, demarcated by its boundaries (latitude and longitude of the end points) 148/1 (part) to the North, Road to the South, 148/1 (part) to the East & Road to the West of Ward _____ Municipality Ponda, village panchayat Ponda, taluka Ponda, District North Goa, PIN 403401 admeasuring 3862 sq.mts. area being developed by M/s G.N.Construction, Proprietor Mr. Uday G Naik.

Ref: Goa RERA Registration Number _____

Sir,

I, Shri.Prakash S.P. Lawande, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being structural consultant for one Building with three Blocks A,B, & C of the Project G.N.Legacy-I situated on the Plot bearing bearing Survey no. 148/1F, Taluka Ponda, District North Goa, PIN 403401 admeasuring 3862 sq.mts. area being developed by M/s G.N.Construction, Proprietor Mr. Uday G Naik.

1. 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

(iii) M/s Joshi Engineering as MEP Consultant

(iv) Shri Omprakash Kamble as Quantity Surveyor *

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 Shri Omprakash Kamble 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.10,05,33,578/- (Total of Table A and 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(s) from the South Goa Planning and Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.289,44,660/- (Total of Table A and 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 South Goa Planning and Development Authority (planning Authority) is estimated at Rs.715,88,918/- (Total of Table A and 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

Building /Wing bearing Number _____ or called G.N.Legacy-I

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts (Rupees)
1	Total Estimated cost of the building/wing as on date of Registration is	904,80,220/-
2	Cost incurred as on 22.02.2018(based on the Estimated cost)	289,44,660/-
3	Work done in Percentage (as Percentage of the estimated cost)	32 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	615,35,560/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (*Annexure A*)	NIL

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts (Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities andFacilities in the layout as on _____ date of Registration is	100,53,358/-
2	Cost incurred as on 22.02.2018 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL %
4	Balance Cost to be incurred (Based on Estimated Cost)	100,53,358/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours faithfully

Signature of Engineer

T.C.P/REG NO

(Licence No. SE / 0806 / 2010)

PRAKASH S. P. LAWANDE
CONSULTING CIVIL ENGINEER
PONDA - GOA

Note

1. The scope of work is to complete entire Real Estate Project as per drawings aj 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 i Surveyor, whose certificate of quantity calculated can be relied upon by the independent quantity surveyor being appointed by Developer, the name has to be n marked (*) and in case quantity are being calculated by office of Engineer, the nam office of Engineer, who is responsible for the quantity calculated should be me marked (*).

3. The estimated cost includes all labour, material, equipment and machinery requi work.

4. As this is an estimated cost, any deviation in quantity required for developm 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