

ENGINEER'S CERTIFICATE

Date: 10th February 2018

To

M/s Gera Developments Pvt Ltd, Gera Plaza, Boat Club Road, Pune – 01,

Subject: Certificate of Cost Incurred for Development of **Imperium Star** for Construction of commercial building (RERA Registration No _____) situated on the Plot area of land marked as Plot No. 43-44 situated at Patto Plaza, Panaji, Taluka Tiswadi, Goa PIN 403001 demarcated by its boundaries (latitude and longitude of the end points) by part of Open space and plot No. 41 & 42 to the North, By Central Library, Government of Goa to the South, 20 m wide Road to the East, Part of Open Space to the West, admeasuring 5213.10 sq.m. area being developed by Gera Developments Pvt. Ltd.

Ref: RERA Registration Number _____

Sir,

I Santosh Tiwatne have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being **Imperium Star** situated on the Plot No. 43-44 situated at Patto Plaza, Panaji, Taluka Tiswadi, Goa, PIN 403001 admeasuring 5213.10 sq.m. area being developed by Gera Developments Pvt. Ltd.

Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s. Prem Nath & Associates , Mumbai as consulting architects;
- (ii) SACPL, Mumbai as Structural Consultant
- (iii) Transven as MEP consultant.
- (iv) Mr. Rohit Parmaj as Site In Charge
- (v) Santosh Tiwatne 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 Santosh Tiwatne 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 72,28,00,678** (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 **North Goa Planning 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. 27,25,51,898** (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 **North Goa Planning Authority** is estimated at **Rs 45,02,48,780** (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 called **Imperium Star**

(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 date of Registration is	Rs 70,24,30,549
2.	Cost incurred as on date (based on the Estimated cost)	Rs 27,12,45,255
3.	Work done in Percentage (as Percentage of the estimated cost)	38.61 %
	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 43,11,85,294
4.	Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs 0

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 date of Registration is	Rs 2,03,70,129
2.	Cost incurred as on date (based on the Estimated cost)	Rs 13,06,643
3.	Work done in Percentage (as Percentage of the estimated cost)	6.41 %
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs 1,90,63,486
5.	Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs 0

Yours Faithfully



Santosh Tiwatne
Signature of Engineer

* 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 was not part of the original Estimate of Total Cost)