

Behind  
Aisha  
Theatre  
Ponda  
Goa  
Phone:  
315615

**Prakash S. P. Lawande**  
Consulting Engineer

**FORM – 3**

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

**ENGINEER'S CERTIFICATE**

Date: 13th July, 2025

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 LA CALIDA situated on the Plot bearing Survey no. 168 sub division 10-A-1 demarcated by its boundaries (latitude and longitude of the end points) its boundaries 15°33'76'' to the NORTH, 73°49'90'' to the EAST, of Village Sucorro, Taluka Bardez, District North Goa Pin 403521 admeasuring 5817 sq.mts., area being developed by M/s. Devashri Nirman Limited Liability Partnership.**

**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 Goa RERA, being of **LA CALIDA situated on the Plot bearing Survey no. 168 sub division 10-A-1 of Sucorro, Taluka Bardez, District North Goa Pin 403521 admeasuring 5817 sq.mts. area being developed by M/s. Devashri Nirman Limited Liability Partnership.**

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

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 **Eng. Manuja Naik**, 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.28,75,73,900/-** (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 **Town and Country planning department, Bardez Goa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **13<sup>th</sup> July, 2025** 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 **LA CALIDA** of the subject project to obtain Occupation Certificate / Completion Certificate from **Town and Country planning department, Bardez Goa** is estimated at **Rs.28,75,73,900/-** (Total of Table A & B)– Building **LA CALIDA**).

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**

**VILLAS- LA CALIDA.**

**(To be prepared separately for Villa / Villas of the Real Estate Project)**

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Villas as on <b>13<sup>th</sup> July, 2025</b> date of Registration is	<b>Rs.16,87,40,044/-</b>
2	Cost incurred as on <b>13<sup>th</sup> July, 2025</b> (based on the Estimated cost)	<b>Rs.NIL/-</b>
3	Work done in Percentage (as Percentage of the estimated cost)	<b>0%</b>
4	Balance Cost to be incurred (Based on Estimated Cost)	<b>Rs.16,87,40,044/-</b>
5	Cost incurred on Additional / Extra items as on <b>13<sup>th</sup> July, 2025</b> not included in the Estimated Cost (Annexure A)	<b>Rs.NIL/-</b>

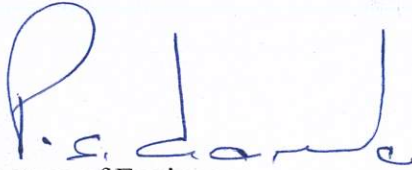


TABLE B

(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 13 <sup>th</sup> July, 2025 date of Registration is	Rs.11,88,33,856 /-
2	Cost incurred as on 13 <sup>th</sup> July, 2025 (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.11,88,33,856 /-
5	Cost Incurred on Additional / Extra Items as on 13 <sup>th</sup> July, 2025 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  
T.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?)