

FORM-2
ENGINEER CERTIFICATE

Date: 17/08/2022

To

NAIKNAVARE CONSTRUCTION PVT LTD.

1204/4 Ghole Road Shivajinagar Pune.

Subject: Certificate of Cost Incurred of Construction Work LK,GH,I,D,E,F
A,B,C,CLUB HOUSE,PLOTS (23 NOS) AND COMMERCIAL PROPERTY Bldgs of
the “ESMERALDA PROJECT - 2”, situated on the plot bearing survey no 14/1,15/1
at panelim Taluka Tiswadi sub division ILHAS District Goa demarcated by its
boundaries NH-4 A Esmeralda to the North, Village Boundary of Taulim
desantana Esmeralda to the South, Village Boundary of Taulim desantana
Esmeralda to the East, S NO 15/1 A AND SNO 14/1 A of Esmeralda to the West,
Situated at Tal-Tiswadi Dist-Goa. Admeasuring 49856 sq.mts. Area being developed
by NAIKNAVARE CONSTRUCTION PVT LTD.

Ref: GOARERA Registration Number -

Sir,

I Sunil Mulik have undertaken assignment of certifying Estimated Cost for the
Subject Real Estate Project proposed to be registered under Goa RERA, being of
of LK,GH,I,D,E,F A,B,C,CLUB HOUSE,PLOTS (23 NOS) AND COMMERCIAL
PROPERTY Bldgs of the “ESMERALDA PROJECT - 2”, situated on the plot bearing
survey no 14/1,15/1 at panelim Taluka Tiswadi sub division ILHAS District Goa
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desantana Esmeralda to the East, S NO 15/1 A AND SNO 14/1 A of Esmeralda to
the West, Situated at Tal-Tiswadi Dist-Goa. Admeasuring 49856 sq.mts. Area being
developed by NAIKNAVARE CONSTRUCTION PVT LTD.

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

- (i) Smt : Gauri Naiknavare as L.S. / Architect.
- (ii) Miss: Krupali Kadam 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(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 Swapnil Salunkhe 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 61.59 Cr (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 Goa Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs 45.743 Cr (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 Goa Municipal Corporation (planning Authority) is estimated at Rs 15.847 Cr (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 "J BLDG" or called _____

(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 30/9/2018 date of Registration is	4.53 Cr
2	Cost incurred as on 31/07/2022 (Based on the Estimated cost)	4.53 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred	0 Cr

5	(Based on Estimated Cost)	
	Cost Incurred on Additional /Extra Items as on 31/07/2022not included in the Estimated Cost (Annexure A)	—

Building /Wing bearing Number “K BLDG” or called _____

(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 _30/9/2018 date of Registration is	3.03 Cr
2	Cost incurred as on 31/07/2022	3.03 Cr
3	(Based on the Estimated cost) Work done in Percentage	100.00 %
4	(as Percentage of the estimated cost) Balance Cost to be Incurred	0 Cr
5	(Based on Estimated Cost) Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in the Estimated Cost (Annexure A)	—

Building /Wing bearing Number “G BLDG” or called _____

(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 _30/9/2018 date of Registration is	4.46 Cr
2	Cost incurred as on 31/07/2022	4.32 Cr
3	(Based on the Estimated cost) Work done in Percentage	97.00 %
4	(as Percentage of the estimated cost) Balance Cost to be Incurred	0.13 Cr
	(Based on Estimated Cost)	

5 Cost Incurred on Additional /Extra Items as on
31/07/2022 not included in
the Estimated Cost (Annexure A)

Building /Wing bearing Number "H BLDG" or called _____

(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 30/9/2018 date of Registration is	2.47 Cr
2	Cost incurred as on 31/07/2022	
3	{Based on the Estimated cost} Work done in Percentage	2.39 Cr 97.00 %
4	{as Percentage of the estimated cost } Balance Cost to be Incurred	0.07 Cr
5	{Based on Estimated Cost} Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in the Estimated Cost (Annexure A)	—

Building /Wing bearing Number "I BLDG" or called _____

(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 30/9/2018 date of Registration is	3.31 Cr
2	Cost incurred as on 31/07/2022	
3	(Based on the Estimated cost) Work done in Percentage	3.22 Cr 97.72 %
4	(as Percentage of the estimated cost) Balance Cost to be Incurred	0.09 Cr
5	(Based on Estimated Cost) Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in	—

the Estimated Cost (Annexure A)
Building /Wing bearing Number "D BLDG" or called _____

(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 _30/9/2018 date of Registration is	4.46 Cr
2	Cost incurred as on 31/07/2022 (Based on the Estimated cost)	3.791 Cr
3	Work done in Percentage {as Percentage of the estimated cost }	85.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.669 Cr
5	Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in the Estimated Cost (Annexure A)	—

Building /Wing bearing Number "E BLDG" or called _____

(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 _30/9/2018 date of Registration is	2.47 Cr
2	Cost incurred as on 31/07/2022 (Based on the Estimated cost)	2.099 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	85.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.37 Cr
5	Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in the Estimated Cost (Annexure A)	—

Building /Wing bearing Number "F BLDG" or called _____

(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 30/9/2018 date of Registration is	3.31 Cr
2	Cost incurred as on 31/07/2022	
3	(Based on the Estimated cost) Work done in Percentage	2.648 Cr 80.00 %
4	{as Percentage of the estimated cost } Balance Cost to be Incurred	0.662Cr
5	(Based on Estimated Cost) Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in the Estimated Cost (Annexure A)	—

Building /Wing bearing Number "A BLDG" or called _____

(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 30/9/2018 date of Registration is	4.83 Cr
2	Cost incurred as on 31/07/2022	
3	(Based on the Estimated cost) Work done in Percentage	1.449 Cr 30.00 %
4	{as Percentage of the estimated cost } Balance Cost to be Incurred	3.381 Cr
5	(Based on Estimated Cost) Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in the Estimated Cost (Annexure A)	—

Building /Wing bearing Number "B BLDG" or called _____

(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 30/9/2018 date of Registration is	2.47 Cr
2	Cost incurred as on 31/07/2022 (Based on the Estimated cost)	0.518 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	21.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	1.95 Cr
5	Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in the Estimated Cost (Annexure A)	—

Building /Wing bearing Number "C BLDG" or called _____

(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 30/9/2018 date of Registration is	2.01 Cr
2	Cost incurred as on 31/07/2022 (Based on the Estimated cost)	1.43 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	71.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.58 Cr
5	Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in the Estimated Cost (Annexure A)	—

Building /Wing bearing Number “CLUB HOUSE BLDG” or called _____

(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 _30/9/2018 date of Registration is	3.60 Cr
2	Cost incurred as on 31/07/2022 (Based on the Estimated cost)	3.6 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0 Cr
5	Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in the Estimated Cost (Annexure A)	—

TABLE A

Building /Wing bearing Number “PLOT DEVELOPMENT” or called _____

(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 _30/9/2018 date of Registration is	1.69 Cr
2	Cost incurred as on 31/07/2022 (Based on the Estimated cost)	1.46 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	86.72 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.22 Cr
5	Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in the Estimated Cost (Annexure A)	—

TABLE A
Building /Wing bearing Number "COMMERCIAL PROPERTY BLDG" or called _

(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 _30/9/2018 date of Registration is	4.95 Cr
2	Cost incurred as on 31/07/2022	
3	(Based on the Estimated cost) Work done in Percentage	0.64Cr 13.00 %
4	(as Percentage of the estimated cost) Balance Cost to be Incurred	4.31 Cr
5	(Based on Estimated Cost) Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in the Estimated Cost (Annexure A)	—

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 and basements in the layout as on 30/9/2018 date of Registration is	14.0 Cr
2	Cost incurred as on 31/07/2022	
3	(Based on the Estimated cost) Work done in Percentage	10.585 Cr
4	(as Percentage of the estimated cost) Balance Cost to be Incurred	75.60 % 3.415 Cr
5	(Based on Estimated Cost) Cost Incurred on Additional /Extra Items as on 31/07/2022 not included in the Estimated Cost (Annexure A)	—


Yours Faithfully

Signature of Engineer

(Licence No:-NA)

*** 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)