

ENGINEER'S CERTIFICATE**Date: 23/12/2024**

To
 M/s Jewel Corporation
 Represented by Mr Joseph D'Souza,
 Jewel Heights, Shop No 1 & 2,
 Opp Mapusa Court Garden
 Altinho, Mapusa, Goa 403507

Subject: Certificate of Cost Incurred for Development of Construction work of 9 nos of Villa(s) V1,V2,V3,R1,R2,R3,R4 and V2A (2nos) ,Clubhouse, swimming pools and compound wall of the Project "The Empress - Phase I" situated on the Plot bearing survey no 70/13 demarcated by its boundaries, by the Properties bearing survey no 70/12 and 70/11 on the North and by the Properties bearing survey no 70/14 and 70/4 on the south, By Public road on the east, by the property bearing survey no 70/4 on the west of the Village Panchayat of Sirsaim, Taluka Bardez, District North Goa pin 403507 admeasuring 8450 sq.mtrs area and Phase-I- 4101 m2, being developed by M/s Jewel Corporation.

Ref: Goa RERA Registration Number _____

Sir,

I **Mr. Ravindra Palyekar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being of **9 nos of Villa(s) V1,V2,V3,R1,R2,R3,R4 and V2A (2nos) Clubhouse, swimming pools and compound wall** of the Project "**The Empress - Phase I**", by the Properties bearing survey no 70/12 and 70/11 on the North and by the Properties bearing survey no 70/14 and 70/4 on the south, By Public road on the east, by the property bearing survey no 70/4 on the west of the Village Panchayat of Sirsaim, Taluka Bardez, District North Goa pin 403502 admeasuring **8450 sq.mtrs area and Phase-I- 4101 m2**, being developed by **M/s Jewel Corporation**.

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

- (i) **M/s ULYSIS(Arch Sidharth Naik)** as Architect
- (ii) **Shri Ravindra Palyekar** as Structural Consultant
- (iii) M/s /Shri / Smt _____ as MEP Consultant
- (iv) M/s /Shri / Smt _____ 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

_____ 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.13,33,51,790/-** (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 **Town & Country Planning Mapusa,Goa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 7,00,000/-** (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 **Town & Country Planning Mapusa,Goa** is estimated at Rs **Rs.13,26,51,790/-** (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

VILLA V1

Sr No	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building as on 23/12/2024 date of registration is	Rs. 1,18,32,100/-
2	Cost incurred as on 23/12/2024	Rs. 3,50,000/-
3	Work done in percentage (as Percentage of the estimated cost)	3%
4	Balance cost to be incurred(based on cost estimate)	Rs. 1,14,82,100/-
5	Cost incurred on additional/extra items as on.... Not included in the estimated cost(Annexure A)	Rs. 0/-

VILLA V2

Sr No	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building as on 23/12/2024 date of registration is	Rs.1,18,32,100/-
2	Cost incurred as on 23/12/2024	Rs. 3,50,000/-
3	Work done in percentage (as Percentage of the estimated cost)	3%
4	Balance cost to be incurred(based on cost estimate)	Rs. 1,14,82,100/-
5	Cost incurred on additional/extra items as on.... Not included in the estimated cost(Annexure A)	Rs. 0/-

VILLA V3

Sr No	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building as on 23/12/2024 date of registration is	Rs. 1,18,32,100/-
2	Cost incurred as on 23/12/2024	Rs. 0/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be incurred(based on cost estimate)	Rs. 1,18,32,100/-
5	Cost incurred on additional/extra items as on.... Not included in the estimated cost(Annexure A)	Rs. 0/-

VILLA R1 & R2

Sr No	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building as on 23/12/2024 date of registration is	Rs. 1,50,16,050/-
2	Cost incurred as on 23/12/2024	Rs. 0/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be incurred(based on cost estimate)	Rs. 1,50,16,050/-
5	Cost incurred on additional/extra items as on.... Not included in the estimated cost(Annexure A)	Rs. 0/-

VILLA R3 & VILLA R4

Sr No	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building as on 23/12/2024 date of registration is	Rs. 1,50,16,050/-
2	Cost incurred as on 23/12/2024	Rs. 0/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be incurred(based on cost estimate)	Rs. 1,50,16,050/-
5	Cost incurred on additional/extra items as on.... Not included in the estimated cost(Annexure A)	Rs. 0/-

VILLA V2A(NORTH)

Sr No	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building as on 23/12/2024 date of registration is	Rs. 1,98,47,450/-
2	Cost incurred as on 23/12/2024	Rs. 0/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be incurred(based on cost estimate)	Rs. 1,98,47,450/-
5	Cost incurred on additional/extra items as on.... Not included in the estimated cost(Annexure A)	Rs. 0/-

VILLA V2A(SOUTH)

Sr No	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building as on 23/12/2024 date of registration is	Rs. 1,98,47,450/-
2	Cost incurred as on 23/12/2024	Rs. 0/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be incurred(based on cost estimate)	Rs. 1,98,47,450/-
5	Cost incurred on additional/extra items as on.... Not included in the estimated cost(Annexure A)	Rs. 0/-

CLUBHOUSE

Sr No	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building as on 23/12/2024 date of registration is	Rs. 9,46,400/-
2	Cost incurred as on 23/12/2024	Rs. 0/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be incurred(based on cost estimate)	Rs. 9,46,400/-
5	Cost incurred on additional/extra items as on.... Not included in the estimated cost(Annexure A)	Rs. 0/-

LANDSCAPPING

Sr No	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building as on 23/12/2024 date of registration is	Rs. 44,31,440/-
2	Cost incurred as on 23/12/2024	Rs. 0/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be incurred(based on cost estimate)	Rs. 44,31,440/-
5	Cost incurred on additional/extra items as on.... Not included in the estimated cost(Annexure A)	Rs. 0/-

TABLE B

Sr No	PARTICULARS	AMOUNTS
1	Total Estimated cost of Internal & External Development works including amenities and facilities in the layout as on 23/12/2024 date of registration is	Rs. 2,27,50,650/-
2	Cost incurred as on 23/12/2024	Rs. 0/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be incurred(based on cost estimate)	Rs. 2,27,50,650/-

Yours Faithfully



Signature of Engineer
(Licence No. SE/0007/2010.)

Ravindra L. Palyekar
Shop 5/B, Kamat Arcade,
Santa Inez, Panaji - Goa.
Reg. No. SE/0007/2010