

FORM-3

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

ENGINEER'S CERTIFICATE

Date: 17/07/2024

To,
SPECTRUM DEVELOPERS,
1st Floor, Laxmi Narayan Villa,
74 Prof. Almeida Road,
Bandra (W), Mumbai - 400050.

Subject: Certificate of Cost incurred for the Development of the Complex for construction of 8 No. of Villas of the Phase of the Project situated on the Plot bearing Survey no. 444/6 demarcated by its boundaries

By the Properties bearing Survey No. 444/3 & 444/4 to the North,

By the Properties bearing Survey No. 444/8 & 444/12 to the South,

By the road to the East and

By lane bearing Survey No. 444/2 to the West,

of village panchayat Anjuna taluka Bardez District North Sate of Goa, Goa-403509 admeasuring 2625 sq.mts. area being developed by M/s. SPECTRUM DEVELOPERS.

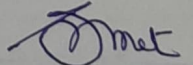
Ref: Goa RERA Registration Number PRGO06221671

Sir,

I, **Shirish Kamat** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project to be registered under Goa RERA, being 8 units in the Complex situated on Plot bearing Survey no. 444/6, village Anjuna, taluka Bardez, District North state of Goa, PIN - 403 509 admeasuring **2625 sq.mts.** area being developed by Spectrum Developers.

1. Following technical professionals are appointed by Promoter :-

- (i) Shri Tulio De Sousa as Architect ;
- (ii) Shri Shirish Kamat as Structural Consultant
- (iii) Shri Shirish Kamat as Quantity Surveyor


SHIRISH KAMAT
STRUCTURAL CONSULTANT
PORVORIM GOA, INDIA
TCP REG. NO. ER/0083/2010

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 Shirish Kamat, quantity Surveyor, appointed by Developer, 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 phase of the complex of the aforesaid project under reference as Rs 9,50,00,000 (Rupees Nine Crore Fifty Lakhs Only) (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 Department / Village Panchayat, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 3,49,95,647/- (Rupees Three Crore Forty Nine Lakhs Ninety Five Thousand Six Hundred Forty Seven Only) (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 the Town & Country Planning Department / Village Panchayat is estimated at Rs. 6,00,04,353/- (Rupees Six Crores Four Thousand Three Hundred Fifty-Three Only) (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

Phase of Complex bearing Survey Number 444/6 or called **ESTRELLA**
(to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Villas as on <u>30th June 2024</u> date of Registration is	9,50,00,000/-
2	Cost incurred as on <u>30th June 2024</u> (based on Estimated cost)	3,49,95,647/-
3	Work done in Percentage (as Percentage of the estimated cost)	36.84%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,00,04,353/-
5	Cost Incurred on Additional/Extra Items as on <u>30/06/2024</u> not included in Estimated Cost (Annexure-A)	NIL

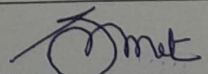

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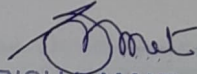
TABLE B

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

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of Internal & External Development Works including ammenities and Facilities in the layour as on <u>30th June 2024</u> date of Registration is	
2	Cost incurred as on <u>30th June 2024</u> (based on the estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional/Extra Items As on <u>30th June 2024</u> not included in Estimated Cost (Annexure A)	NIL

Yours Faithfully,

Signature of Engineer
(Licence No : ER/0083/2010)


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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)