

Abhay U. Kunkolienkar

B.E. (civil)

Consulting Engineer

PWD / ENGR - 310 /92

TCP Reg. No.: SE/0013/2010

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Margao - Goa - 403 601

GSTIN : 30ADGPK3618R1ZD

FORM-3

ENGINEER'S CERTIFICATE

Date: 14-11-2022

To

M/s. Nanu Estates Pvt. Ltd.
"Nanu House", Varde Valaulikar Road,
P.O. Box-125,
Margao -Goa.

Subject : Certificate of Cost Incurred for Development of Residential Building, Swimming Pool and Compound wall in the Project 'INSIGNIA', situated on the Plot bearing bearing Survey No. 193 / 1 - A, at Tambudki, Arpora, Bardez, Goa. demarcated by its boundaries to the North: by Property bearing Survey No. 193 / 1 , to the South: by Property bearing Survey No. 193 / 1, to the East by Property bearing Survey No. 193 / 7, 12 & 15, to the West: by Property bearing Survey No. 193 / 1 & 6.00 mtr wide road in village Panchayat of Arpora, Taluka - Bardez, District - North Goa Pin 403 516, admeasuring 2748.00 sq.mts. area being developed by 'M/s. Nanu Estates Pvt. Ltd'.

Ref: Goa RERA Registration Number_____

Sir,

I, Engr. Abhay Kunkolienkar, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Residential Building, Swimming Pool and Compound wall in the Project 'INSIGNIA', situated on the Plot bearing bearing Survey No. 193 / 1 - A, at Tambudki, Arpora, Bardez, Goa. demarcated by its boundaries to the North: by Property bearing Survey No. 193 / 1 , to the South: by Property bearing Survey No. 193 / 1, to the East: by Property bearing Survey No. 193 / 7, 12 & 15, to the West:

by Property bearing Survey No. 193 / 1 & 6.00 mtr wide road, in village Panchayat of Arpora, Taluka - Bardez, District - North Goa Pin 403 516, admeasuring 2748.00 sq.mts. area being developed by 'M/s. Nanu Estates Pvt. Ltd'.

1. Following technical professionals are appointed by 'M/s. Nanu Estates Pvt. Ltd':-
 - (i) Mr. Sagar Kamat as L.S / Architect;
 - (ii) Mr. Abhay U Kunkolienkar as Structural Consultant;
 - (iii) Mr. Ashok Joshi as MEP Consultant;
 - (iv) Mr. Nitin Babshet as Quantity Supervisor;
2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied Works, of the '**Residential Building, Swimming Pool and Compound wall**' of the Project '**INSIGNIA**'. 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 Mr. Nitin Babshet quantity Surveyor appointed by **M/s. Nanu Estates Pvt. Ltd. Ltd**, 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 '**Residential Building, Swimming Pool and Compound wall**' of the aforesaid project under reference as Rs. **12,04,12,965.00** (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 '**Residential Building, Swimming Pool and Compound wall**'. from the **North Goa Planning and Development Authority** being the Planning Authority and Village Panchayat of Arpora under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **NIL** (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 '**Residential Building, Swimming Pool and Compound wall**' of the subject

project to obtain Occupation Certificate/ Completion Certificate from **NGPDA** (planning Authority) and **Village Panchayat of Arpora** is estimated at Rs. **12,04,12,965.00** (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 bearing Number: '**Residential Building A**' in the project named "**INSIGNIA**"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building/wing as on date	Rs.8,25,60,600.00
2	Cost incurred as on (Based on the Estimated cost)	Rs.0.00
3	Work done in Percentage (As Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,25,60,600.00
5	Cost Incurred on Additional /Extra items as on not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-A

Building bearing Number: '**Residential Building B**' in the project named "**INSIGNIA**"

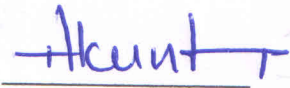
Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building/wing as on date	Rs.2,72,61,200.00
2	Cost incurred as on (Based on the Estimated cost)	Rs.0.00
3	Work done in Percentage (As Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,72,61,200.00
5	Cost Incurred on Additional /Extra items as on not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-B

'Residential Building A & B in the Project in the project named "INSIGNIA"

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	Rs. 1,05,91,165.00
2	Cost incurred as on (Based on the Estimated cost)	Rs. Nil.
3	Work done in Percentage (As Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,05,91,165.00
5	Cost Incurred on Additional /Extra items as on not included in the Estimated Cost (Annexure A)	Rs. Nil.

Yours Faithfully



ABHAY U KUNKOLIENKAR
Engineer
(TCP REG. No SE/0013/2010)
(PWD/ENGR-310/92)

Abhay U. Kunkolienker
B.E. (Civil)
Reg. No. PWD / ENGR-310/92
TCP Reg. No. SE/0013/2010

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

Sr. No	Particulars	Amounts
	Nil.	Nil.

***Note**

1. Estimate is purely of construction cost, does not include land cost, plot development, licensing approvals etc.
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. External development includes retaining walls for compound wall, compound wall, road works, landscape works and common utilities.
4. 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)

Sr. No	Particulars	Amounts
	Nil.	Nil.

***Note**

1. Estimate is purely of construction cost, does not include land cost, plot development, licensing approvals etc.
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. External development includes retaining walls for compound wall, compound wall, road works, landscape works and common utilities.
4. All components of work with specifications are indicative and not exhaustive.