



CHANDRASHEKAR & ASSOCIATES

Consulting Structural Engineer, Valuer and Quantity Surveyors

Form 3

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

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account- Project wise)

Date: 19/07/2023

To,
M/s. Priority Constructions
Priority Signature, 2nd Floor
New Taleigao Bypass Road, Taleigao, Goa.

Subject: :- Certificate of Cost Incurred for Development of the Project named "PRIORITY MAGNUM" titled "proposed amalgamation and revision of commercial and residential buildings, clubhouse, swimming pool and compound wall (Phase 1 Residential block A & B) in property bearing survey nos 104/1, 104/2(p), 103/2(p) and 103/5 situated in Taleigao village of Tiswaditaluka. demarcated by its boundaries by property bearing survey no. 120/1 on North, by property surveyed under Sy. No. 104/2(P) to the South, by property surveyed under 103/1, 103/1-A & 103/2 to the East, by property surveyed under Sy. No. 104/1-A & 104/2-A to the West, village Taleigao, Taluka Tiswadi, District North Goa, Pin code: 403002 admeasuring 12,758.29 sq.mts area being developed by

Ref: Goa RERA Registration Number Not Allotted

Sir,

I, **M.G. CHANDRASHEKAR** have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Project named "PRIORITY MAGNUM" titled "proposed amalgamation and revision of commercial and residential buildings, clubhouse, swimming pool and compound wall (Phase 1 Residential block A & B) in property bearing survey nos 104/1, 104/2(p), 103/2(p) and 103/5 situated in Taleigao village of Tiswaditaluka. demarcated by its boundaries by property bearing survey no. 120/1 on North, by property surveyed under Sy. No. 104/2(P) to the South, by property surveyed under 103/1, 103/1-A & 103/2 to the East, by property surveyed under Sy. No. 104/1-A & 104/2-A to the West, village Taleigao, Taluka Tiswadi, District North Goa, Pin code: 403002 admeasuring 12,758.29 sq.mts area being developed by

following technical professionals are appointed by Owner/Promoter :

(i) **Shri KUNDAN V. PRABHU** as Architect





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- (ii) M/s Chandrashekar & Associates as Structural Consultant
 - (iii) M/s Consistent Eng. Consultants Pvt Ltd as Plumbing & Electrical Consultant
 - (iv) Shri. Rizwan Tamnakatti as Site Engineer
1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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. Rizwan Tamnakatti** 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.
 2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.48.25crores**(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 and Country Planning Department, Panaji / Village Panchayat of Taleigao being the planning authority under whose jurisdiction the aforesaid project is being implemented.
 3. The estimated Cost Incurred till date is calculated at **Rs.9.43crores**(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of total estimated cost.
 4. 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 and Country Planning Department ,Panaji / Village Panchayat of Taleigao(planning Authority) is estimated at **Rs.38.82 crores**(Total of Table A and B.)
 5. 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: Building/Wing in Plot Bearing survey nos 104/1,104/2(p),103/2(p) and 103/5 situated in Taleigao village of Tiswadi Taluka -Goa being parcel of land admeasuring 12,758.29 Sq. Mtrs.





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Table A

(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 19/07/2023 date of Registration is	Rs.48.25 Cr
2	Cost incurred as on 19/07/2023 cost)	Rs.9.43 Cr
3	Work done in percentage (As percentage of the estimated cost)	19.54%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs.38.82 Cr
5	Cost incurred on additional / Extra Items As on 19/07/2023 not included in The Estimated Cost (Annexure A)	Nil

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 19/07/2023 date of Registration is	
2	Cost incurred as on 19/07/2023 (Based on the Estimated cost)	
3	Work done in percentage (As percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based On Estimated Cost)	
5	Cost incurred on additional / Extra Items As on 19/07/2023 not included in The Estimated Cost (Annexure A)	Nil

Yours faithfully

Signature of Engineer

M. G. CHANDRASHEKAR

REG. No. TCP/SE/0052/2010

B2/G2, NADANBAN HSG. SOCIETY

NEAR T.B. HOSPITAL, CARANZALEM POST,

TALEIGAO ROAD, ST. INEZ, GOA.

Note

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.

