

Yogesh Bhobe

B. E. Civil (Strut) MIE.

Structural Consultant, Chartered Engineer

Ref. No.

Date :

FORM - 3

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

ENGINEER'S CERTIFICATE

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

Date: 2nd Dec '25

To,

M/s. Nanu Estates Pvt. Ltd. (Name of the Promoter),

"Nanu House", Varde Valaulikar Road,

P. O. Box – 125, Margao, Goa. (Address of the Promoter),

Subject: Certificate of Percentage of Completion of Construction Work of 4 No. of Building(s) of the 1st Phase and 18 No. of Building(s) of the 2nd Phase of the Project **Proposed Construction of Residential Villas, Swimming Pool, & Club House at Benaulim** situated on the Plot bearing Survey no. 241/1-J demarcated by its boundaries (latitude and longitude of the end points) 15.2427754, 73.9424136 to the North-West, 15.2424448, 73.9423654 to the South-West, 15.2427575, 73.9438650 to the North-East, 15.2424427, 73.9438499 to the South-East, village panchayat **Benaulim** Taluka **Salcete** District **South Goa** PIN **403716** admeasuring **7879** sq.mts. area being developed by **Nanu Estates Private Limited.**

Ref: - Goa RERA Registration Number --

Sir,

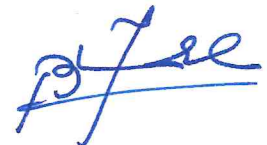
I, Mr. Yogesh Bhobe have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 4 nos of Villas of the First Phase & 18 nos of Villas of the Second Phase situated on the plot bearing Survey No. 241/1- of Benaulim Panchayat, taluka **Salcete**, District **South Goa**, PIN 403716 ad measuring 7879 sq.mts. area being developed by M/s. Nanu Estates Private Limited. [Promoter's Name].

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

- (i) Shri: Anup Gadgil as L.S./Architect;
- (ii) Shri: Yogesh Bhobe as Structural Consultant;
- (iii) Shri: Yogesh Bhobe 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 Villas of the project. Our estimated cost

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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: Yogesh Bhobe 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 Villa(s) of the aforesaid project under reference as **Rs. 22, 78, 45, 050/-** (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 Villas from the BENAULIM PANCHAYAT & TCP 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, 64, 64, 800.00/-** (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 Villas of the subject project to obtain Occupation Certificate / Completion Certificate from TCP (planning Authority) is estimated at **Rs. 19, 13, 80, 250/-** (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 bearing Number 1 or called VILLA-01.

(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing/villa as on date of Registration is	Rs. 52, 74, 500/-
2	Cost incurred as on <u>02/12/2025</u> based on the Estimated cost)	Rs. 52, 74, 500/-
3	Work done in Percentage% (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--


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Villa bearing Number 2 or called VILLA-02.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing/villa as on date of Registration is	Rs. 52, 74, 500/-
2	Cost incurred as on <u>02/12/2025</u> based on the Estimated cost)	Rs. 52, 74, 500/-
3	Work done in Percentage% (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 3 or called VILLA-03.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing/villa as on date of Registration is	Rs. 86, 07, 900/-
2	Cost incurred as on <u>02/12/2025</u> based on the Estimated cost)	Rs. 86, 07, 900/-
3	Work done in Percentage% (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 4 or called VILLA-04.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 86, 07, 900/-
2	Cost incurred as on <u>02/12/2025</u> based on the Estimated cost)	Rs. 86, 07, 900/-
3	Work done in Percentage% (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--


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Villa bearing Number 5 or called VILLA-05.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 56, 26, 250/-
2	Cost incurred as on 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)	Rs. 56, 26, 250/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 6 or called VILLA-06.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 86, 03, 350/-
2	Cost incurred as on 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)	Rs. 86, 03, 350/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 7 or called VILLA-07.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 86, 03, 350/-
2	Cost incurred as on 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)	Rs. 86, 03, 350/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--


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Villa bearing Number 8 or called VILLA-08.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 86, 03, 350/-
2	Cost incurred as on 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)	Rs. 86, 03, 350/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 9 or called VILLA-09.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 86, 03, 350/-
2	Cost incurred as on 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)	Rs. 86, 03, 350/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 10 or called VILLA-10.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 86, 03, 350/-
2	Cost incurred as on 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)	Rs. 86, 03, 350/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--


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Villa bearing Number 11 or called VILLA-11.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 86, 03, 350/-
2	Cost incurred as on 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)	Rs. 86, 03, 350/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 12 or called VILLA-12.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 86, 03, 350/-
2	Cost incurred as on 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)	Rs. 86, 03, 350/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 12A or called VILLA-12A.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 86, 03, 350/-
2	Cost incurred as on 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)	Rs. 86, 03, 350/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--


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Villa bearing Number 14 or called VILLA-14.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 56, 26, 250/-
2	Cost incurred as on 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)	Rs. 56, 26, 250/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 15 or called VILLA-15.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 56, 26, 250/-
2	Cost incurred as on 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)	Rs. 56, 26, 250/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 16 or called VILLA-16.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 56, 26, 250/-
2	Cost incurred as on 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)	Rs. 56, 26, 250/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--



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Villa bearing Number 17 or called VILLA-17.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 56, 26, 250/-
2	Cost incurred as on 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)	Rs. 56, 26, 250/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 18 or called VILLA-18.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 56, 26, 250/-
2	Cost incurred as on 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)	Rs. 56, 26, 250/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 19 or called VILLA-19.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 56, 26, 250/-
2	Cost incurred as on 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)	Rs. 56, 26, 250/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--


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Villa bearing Number 20 or called VILLA-20.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 56, 26, 250/-
2	Cost incurred as on 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)	Rs. 56, 26, 250/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 21 or called VILLA-21.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 86, 03, 350/-
2	Cost incurred as on 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)	Rs. 86, 03, 350/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Villa bearing Number 22 or called VILLA-22.
(to be prepared separately for each Building/Wing/Villa of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 86, 03, 350/-
2	Cost incurred as on 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)	Rs. 86, 03, 350/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--


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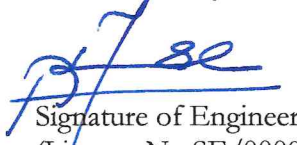
Ref. No.

Date :

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 date of Registration is	Rs. 6, 90, 36, 750/-
2	Cost incurred as on02/12/2025..... (based in the Estimated cost)	Rs. 87, 00, 000/-
3	Work done in Percentage % (as Percentage of the estimated cost)	12.50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6, 03, 36, 750/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	--

Yours faithfully,


Signature of Engineer

(Licence No.SE/0008/2010)

YOGESH BHOB
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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)

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