

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: 21.02.2018

To
Zuari Global Limited
Jai Kisaan Bhawan, Zuarinagar,
Goa- 403726

Subject: Certificate of Cost Incurred for Development of 2 No. of Apartment Building(s), 25 Villas and amenities of project Zuari Rain forest situated on the Plot bearing Survey no. 194/1A demarcated by its boundaries On the North: Sy no – 217 & 218, On the South: Sy no – 178/1, On the East: Sy no – 193, On the West: Part of Survey no – 194/1-A., village panchayat Sancoale taluka Mormugao District South Goa PIN 403726 admeasuring 27,898.61 sq.mts. area being developed by Zuari Global Limited

Ref: Goa RERA Registration Number - Nil(Application Submitted herein)

Sir,

I, Mr Pradeep G Kedlaya, M/s Anagha Engineering Consultants have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being, 2 Apartment Buildings, 25 Villas and amenities of the Project, situated on the Plot bearing Survey no. 194/1A demarcated by its boundaries On the North: Sy no – 217 & 218, On the South: Sy no – 178/1, On the East: Sy no – 193, On the West: Part of Survey no – 194/1-A., Village panchayat Sancoale Taluka Mormugao District South Goa PIN 403726 admeasuring 27,898.61 sq.mts. area being developed by Zuari Global Limited

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Mr Paresh Gaitonde as Architect;
 - (ii) Mr Pradeep G Kedlaya, M/s Anagha Engineering Consultants, as Engineer/Structural Consultant
 - (iii) M/s Ralys Consulting Engineers as MEP Consultant
 - (iv) Shri -NA- 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 Engineer Shri Pradeep G Kedlaya, M/s Anagha Consultants / 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 building(s) of the aforesaid project under reference as **Rs 49,65,96,159/-** (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 Mormugao

Planning and Development Authority, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **17,51,35,662/-** (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 Mormugao Planning and Development Authority, (planning Authority) is estimated at Rs **32,14,60,497/-** (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

Apartment Building 1 (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 on date of Registration is	Rs. <u>8,51,64,924/-</u> as
2	Cost incurred as on date (based on the Estimated cost)	Rs 4,16,69,981/-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>49%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,34,94,943/-
5	Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs. 0/-

Apartment Building 2/Wing 1 (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 on date of Registration is	Rs. <u>7,00,11,920/-</u> as
2	Cost incurred as on date (based on the Estimated cost)	Rs. 3,42,55,832/-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>49%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,57,56,088/-
5	Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs. 0/-



Apartment Building 2/Wing 2 (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 date of Registration is	Rs. 7, 00, 11,920/-
2	Cost incurred as on date (based on the Estimated cost)	Rs. 3, 42, 55,832/-
3	Work done in Percentage (as Percentage of the estimated cost)	49%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3, 57, 56,088/-
5	Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs. 0/-

Villa 25 numbers- Breakup for each villa provided in Annexure 1 (To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the 25 Villas as on date of Registration is	Rs. 17,24,18,144/-
2	Cost incurred as on date (based on the Estimated cost)	Rs. 6,29,67,106/-
3	Work done in Percentage (as Percentage of the estimated cost)	37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,94,51,038/-
5	Cost Incurred on Additional /Extra Items as on date not included in the as on date not included in the Estimated Cost (Annexure A)	Rs. 0/-

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. 9, 89, 89,250/-
2	Cost incurred as on date (based on the Estimated cost)	Rs.19, 86,911/-
3	Work done in Percentage (as Percentage of the estimated cost)	11%

4 Balance Cost to be Incurred Rs. 9, 70, 02,339/-
(Based on Estimated Cost)

5 Cost Incurred on Additional /Extra Items Rs.0/-
as on _____ not included in
the Estimated Cost (Annexure A)

Yours Faithfully



[Handwritten Signature]

Signature of Engineer

Licence No : SE / 0003/ 2015

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)

-NA-



[Handwritten Signature]