

Er. Prasenjit Dhar

Sargam C 2506, Nanded city, Pune, Maharashtra 411041.

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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: 11/01/2024

To,

HOABL Landbuild Private Limited
(formerly known as Lodha Landbuild Infrastructure Private Limited)
701 Unit, 7th Floor, 1 Aerocity Building,
NIBR Compound, Mohili Village,
Sakinaka, Safed Pool, Mumbai - 400072

Subject: Certificate of Cost Incurred for Development of of Project "Imperial Goa-Phase - 1" situated on the plot bearing Survey No 20/1-A, demarcated by its boundaries Proposed Phase - 2 and Ella Village Road to the North Survey No. 20/1 to the South Survey No. 19 to the East Survey No. 20/1 to the West of Village Bainguinim situated in Village Bainguinim Taluka Tiswadi, District of North Goa, State of Goa, PIN 403402 admeasuring 31,186.00 sq. mts. area being developed by HOABL Landbuild Private Limited(formerly known as Lodha Landbuild Infrastructure Private Limited)

Ref: Goa RERA Registration Number PRGO10221791

Sir,

I Prasenjit Dhar have under taken assignment of certifying Estimated Cost for the Subject Plotted Land Development Project proposed to be registered under Goa RERA, "Imperial Goa-Phase - 1" situated on the plot bearing Survey No 20/1-A, demarcated by its boundaries Proposed Phase - 2 and Ella Village Road to the North Survey No. 20/1 to the South Survey No. 19 to the East Survey No. 20/1 to the West of Village Bainguinim situated in Village Bainguinim Taluka Tiswadi, District of North Goa, State of Goa, PIN 403402 admeasuring 31,186.00 sq. mts. area being developed by HOABL Landbuild Private Limited (formerly known as Lodha Landbuild Infrastructure Private Limited).

Following technical professionals are appointed by Owner/Promoter:—

(i) Shri Subodh Mestry as L.S./ Architect

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 WT Cost Management India as 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) / plotted development of the aforesaid project under reference as Rs 24,61,34,993/- (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

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Town Planning Department, Goa being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated Cost Incurred till date is calculated at Rs. 11,06,00,267/- (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 (planning Authority) is estimated at Rs 13,55,34,726/- (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:

Table A

Building/Wings bearing Number _____ or called

(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. _____/-
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)	
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	

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 24,61,34,993/-
2	Cost incurred as of Dec'23 end (Based on the Estimated cost)	Rs. 11,06,00,267/-
3	Work done in percentage. (As percentage of the estimated cost)	44.94%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs 13,55,34,726/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	-

Table C

List of Extra/Additional/ Deleted Items considered in Cost.

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

Sr. No.	List of Extra/ Additional / Deleted Items	Amount (In Rs,)
1.	Not applicable	
2.		

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Yours faithfully,

Prasenjit Dhar
Prasenjit Dhar

Agreed and Accepted by

Prasenjit Dhar
Signature of Promoter

Name:

Date:



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 Survey or, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity survey or 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 about, 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 specification sere in dilative and note exhaustive.

Annexure A

List of Extra/ Additional Items executed with cost
(Which were not part of the original Estimate of Total Cost)