



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: 02/12/2025.

To

M/s. Nanu Estates Private Limited. (Name of the Builder / Promoter),
"Nanu House", Varde Valaulikar Road,
P. O. Box – 125, Margao, Goa. (Address of the Promoter),

Subject: Certificate of Cost Incurred for Development of "Sapana Landmark" [Project Name] for Construction Work of Commercial cum Residential Building, Compound Wall(Part), Gate, Swimming Pool & Security Cabin of the Total Phase of the Project "Sapana Landmark" situated on the Plot bearing Chalta No. 41 PTS No. 222 demarcated by its boundaries by the projected road, now made into road to the East; by plot bearing Chalta No. 66 of P.T. Sheet No.222 & Chalta No. 42 of P.T. Sheet No.222 of Margao City Survey to the West; by plot bearing Chalta No. 68 of P.T. Sheet No.225 to the South & by another projected road now made into road to the North, at Aquem, of Margao city Survey, Taluka Salcete, District South Goa, PIN 403601 admeasuring 7411 sq.mts. area being developed by M/s. Nanu Estates Private Limited. [Builder / Promoter's Name].

Ref: Goa RERA Registration Number

Sir,

I, **Datta R. Kare** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being **Commercial cum Residential Building, Compound Wall (Part), Gate, Swimming Pool & Security Cabin** of the Total Phase of the Project, situated on the Plot bearing



bearing Chalta No. 41 & PTS No. 222 at Aquem of Margao City Survey, Taluka Salcete, District South Goa PIN 403601 admeasuring 7411 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) Smt: Shalini Kakodkar as L.S./Architect;
- (ii) Shri: Datta R. Kare as Structural Consultant;
- (iii) Shri: Ashok Joshi as MEP Consultant.
- (iv) Smt: Yogita D. Kare 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 Shri: Datta R. Kare 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 building(s) of the aforesaid project under reference as Rs. 90, 73, 27, 200/- (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 Margao Municipal Council, Margao & South Goa Planning & 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. 0.00/- (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 Residential/Commercial Building of the subject project to obtain Occupation Certificate/Completion Certificate from TCP DEPT (Planning Authority) is estimated at Rs. 90, 73, 27, 200/- (Total of Table A and B).


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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
Commercial cum Residential Building, Block-A or called “Sapana Landmark” situated at Aquem, Margao.

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/12/2025 date of Registration is	Rs. 25, 98, 60, 900/-
2	Cost incurred as on 02/12/2025 based on the Estimated cost)	--
3	Work done in Percentage as on 02/12/2025 in % (as Percentage of the estimated cost)	--

Commercial cum Residential Building, Block-B or called “Sapana Landmark” situated at Aquem, Margao.

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/12/2025 date of Registration is	Rs. 2, 38, 22, 400/-
2	Cost incurred as on 02/12/2025 based on the Estimated cost)	--
3	Work done in Percentage as on 02/12/2025 in % (as Percentage of the estimated cost)	--

Commercial cum Residential Building, Block-C & D or called “Sapana Landmark” situated at Aquem, Margao.

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/12/2025 date of Registration is	Rs. 57, 74, 85, 900/-
2	Cost incurred as on 02/12/2025 based on the Estimated cost)	--
3	Work done in Percentage as on 02/12/2025 in % (as Percentage of the estimated cost)	--


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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 02/12/2025 date of Registration is	Rs. 4, 61, 58, 000/-
2	Cost incurred as on 02/12/2025 (based in the Estimated cost)	--
3	Work done in Percentage as on 02/12/2025 in % (as Percentage of the estimated cost)	--
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4, 61, 58, 000/-
5	Cost Incurred on Additional/Extra Items as on 02/12/2025 not included in the Estimated Cost (Annexure A)	--

Yours faithfully,



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MR. DATTA R. KARE (BE (Civil), MTech (Indl. Structures))
TCP LIC. NO. SE/0003/2012
PWD REG. NO. PWD/Engr./297/92
FIE – F – 125857-1

* 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

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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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