

Form – 1
(See Rule 5 (1) (a) (ii)
ENGINEER'S CERTIFICATE

Date : 27th January, 2022

To,
Prescon Homes Pvt. Ltd.,
Office no. 207, Second Floor,
Edcon Mindspace,
Behind Campal Trade Centre,
Campal, Panjim, Goa - 403001

Ref : Project registered under Goa _____.

Subject: Certificate of Cost Incurred for "Residential Development – Retirement Housing Bldg- A3, Bldg – A4 & Club House, at plot bearing S.N. 8 / 1 – D-1, Village Azossim, Taluka Tiswadi, North Goa, Goa, Pin Code – 403104". Demarcated by its boundaries North by OPD Road, East by OPD Road, West by Road S.N. 8/1-D-2, South by S.N. 8-1 (Part) Village Azossim; admeasuring 25,743.00 Sq.mts. being developed by Prescon Homes Pvt. Ltd.

Dear Sir,

I, Shri. Sebastiao Falcao have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being "**Residential Development – Retirement Housing Bldg- A3, Bldg – A4 & Club House**", at plot bearing S.N. 8 / 1 – D-1, Village Azossim, Taluka Tiswadi, North Goa, Goa, Pin Code – 403104" **admeasuring 25,743.00 Sq.mts. (Area under layout – Consisting of Building A1-A2-A3-A4-B1-Club house – out of which A3-A4—Club house is considered in this certificate and for Registration at this stage) being developed by Prescon Homes Pvt. Ltd.**

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

- a. Ar. Bryan Soares as Architect;
- b. Ar. Kaustubh Satam as Architect;
- c. Ar. Sanjiv Mehta of Ethique Architects as Architect;
- d. Shri. Paresh Gaitonde as Structural Consultant
- e. M/s Kromatics as MEP Consultant
- f. Shri Sebastiao Falcao as Engineer.

2. I, have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the plotting 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 myself, Engineer appointed by the Developer/

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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. I, have estimate Total Estimated Cost of completion of the **Building A3** of the aforesaid project under reference as Rs. **14,43,00,000 /-** (**Rupees Fourteen Crore Forty Three Lakh Only**) (**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 & Country Planning Authority/Village Panchayat Azossim being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred for **Building A3** of the aforesaid project under reference till **date is calculated at Rs. Nil /-** (**Total of Table A & 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 A3** of the subject project to obtain Occupation Certificate/ Completion Certificate from Town & Country Planning Authority/Village Panchayat Azossim is estimated Rs. **14,43,00,000 /-** (**Rupees Fourteen Crore Forty Three Lakh Only**) (**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 a given in Table A and B below:

Table A
Building - A3

Sr. No	Particulars	Amounts
1	Total Estimated cost of Building / Wing works as on 27.01.2022 date of Registration is	Rs. 13,55,00,000
2	Cost incurred as on 27.01.2022 (Based on the Estimated Cost)	0
3	Work done in Percentage (as Percentage of the estimated Cost)	0%
4	Balance Cost to Be Incurred (Based On the Estimated Cost)	Rs. 13,55,00,000
5	Cost Incurred on Additional/ Extra Items as on 27.01.2022 not included in the Estimated Cost (Annexure A)	0

Table- B
Infrastructure & Site Development for Building – A3

Sr. No	Particulars	Amounts
1	Total Estimated cost of Building / Wing works as on 27.01.2022 date of Registration is	Rs. 88,00,000

2	Cost incurred as on 27.01.2022 (Based on the Estimated Cost)	0
3	Work done in Percentage (as Percentage of the estimated Cost)	0%
4	Balance Cost to Be Incurred (Based On the Estimated Cost)	Rs. 88,00,000
5	Cost Incurred on Additional/ Extra Items as on 27.01.2022 not included in the Estimated Cost (Annexure A)	N.A.

7. I, have estimate Total Estimated Cost of completion of the **Building A4** of the aforesaid project under reference as **Rs. 14,85,00,000/- (Rupees Fourteen Crore Eighty Five Lakh Only) (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 & Country Planning Authority/Village Panchayat Azossim being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

8. The Estimated Cost Incurred for **Building A4** till date is calculated at **Rs. Nil /- (Total of Table A & B)**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

9. The Balance cost of Completion of the Civil, MEP and Allied works of the **Building A4** of the subject project to obtain Occupation Certificate/ Completion Certificate from Town & Country Planning Authority/Village Panchayat Azossim is estimated **Rs. 14,85,00,000/- (Rupees Fourteen Crore Eighty Five Lakh Only) (Total of Table A and B)**

10. 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 a given in Table A and B below:

Table A
Building – A4

Sr. No	Particulars	Amounts
1	Total Estimated cost of Building / Wing works as on 27.01.2022 date of Registration is	Rs. 13,95,00,000
2	Cost incurred as on 27.01.2022 (Based on the Estimated Cost)	0
3	Work done in Percentage (as Percentage of the estimated Cost)	0%
4	Balance Cost to Be Incurred (Based On the Estimated Cost)	Rs. 13,95,00,000
5	Cost Incurred on Additional/ Extra Items as on 27.01.2022 not included in the Estimated Cost (Annexure A)	0



Table- B
Infrastructure & Site Development for Building – A4

Sr. No	Particulars	Amounts
1	Total Estimated cost of Building / Wing works as on 27.01.2022 date of Registration is	Rs. 90,00,000
2	Cost incurred as on 27.01.2022 (Based on the Estimated Cost)	0
3	Work done in Percentage (as Percentage of the estimated Cost)	0%
4	Balance Cost to Be Incurred (Based On the Estimated Cost)	Rs. 90,00,000
5	Cost Incurred on Additional/ Extra Items as on 27.01.2022 not included in the Estimated Cost (Annexure A)	N.A.

10. I, have estimate Total Estimated Cost of completion of the **Building Club House** of the aforesaid project under reference as **Rs. 13,05,00,000 /- (Rupees Thirteen Crore Five Lakh Only) (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 & Country Planning Authority/Village Panchayat Azossim being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

11. The Estimated Cost Incurred for Building Club House till date is calculated at **Rs. Nil /- (Total of Table A & B)**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

12. The Balance cost of Completion of the Civil, MEP and Allied works of the **Building Club House** of the subject project to obtain Occupation Certificate/ Completion Certificate from Town & Country Planning Authority/Village Panchayat Azossim is estimated **Rs. 13,05,00,000 /- (Rupees Thirteen Crore Five Lakh Only) (Total of Table A and B)**.

13. 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 a given in Table A and B below:

Table A
Building Club House

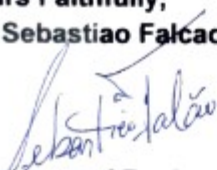
Sr. No	Particulars	Amounts
1	Total Estimated cost of Building / Wing works as on 27.01.2022 date of Registration is	Rs. 12,50,00,000
2	Cost incurred as on 27.01.2022 (Based on the Estimated Cost)	0
3	Work done in Percentage (as Percentage of the estimated Cost)	0%

4	Balance Cost to Be Incurred (Based On the Estimated Cost)	Rs. 12,50,00,000
5	Cost Incurred on Additional/ Extra Items as on 27.01.2022 not included in the Estimated Cost (Annexure A)	0

Table- B
Infrastructure & Site Development for Building Club House

Sr. No	Particulars	Amounts
1	Total Estimated cost of Building / Wing works as on 27.01.2022 date of Registration is	Rs. 55,00,000
2	Cost incurred as on 27.01.2022 (Based on the Estimated Cost)	0
3	Work done in Percentage (as Percentage of the estimated Cost)	0%
4	Balance Cost to Be Incurred (Based On the Estimated Cost)	Rs. 55,00,000
5	Cost Incurred on Additional/ Extra Items as on 27.01.2022 not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully,
Mr. Sebastiao Falcao.


Signature of Engineer

SEBASTIÃO FALCÃO
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