
Balint
Aashu
Theobro
Pondo

Goa
Phone
315615

Prakash S. P. Lawande
Consulting Engineer

FORM - 3

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

ENGINEER'S CERTIFICATE

Date: 2nd March, 2024

To,
M/s. Devashri Nirman Limited Liability Partnership
Dempo Tower, 710, Seventh Floor, EDC, Patto, Panjim-Goa (*Regd. Office*)

Subject: Certificate of Cost Incurred for Development of LA STELLA By Devashri situated on the amalgamated Plot bearing Survey no 2 sub division 4-B & Survey no 4 sub division 1-D demarcated by its boundaries (latitude and longitude of the end points) its boundaries 15°30'40" to the North 73° 46'14" to the East, of Village Candolim, Taluka Bardez, District North Goa Pin 403515 admeasuring 4425sq.mts., area being developed by M/s. Devashri Nirman Limited Liability Partnership.

Ref: Goa RERA Registration Number

Sir, I, **Prakash S.P.Lawande** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being of **LA STELLA By Devashri situated on the amalgamated Plot bearing Survey no 2 sub division 4-B & Survey no 4 sub division 1-D of Candolim, Taluka Bardez, District North Goa Pin 403515 admeasuring 4425sq.mts. area being developed by M/s. Devashri Nirman Limited Liability Partnership.**

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

- i. M/s Ulysis as L.S. / Architect ;
- ii. Shri.Prakash S.P.Lawande as Structural Consultant

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 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/Promoter and Consultants and the Schedule of items and quantity for the entire work as calculated by **Mr. Dnyaneshwar Matade**, my quantity Surveyor 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.17,32,59,494/-** (Total of Table A& 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 from the **Town and Country planning department, Mapusa Bardez Goa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **1st March, 2024** is calculated at **Rs.0 /-** (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 **LA STELLA By Devashri** of the subject project to obtain Occupation Certificate / Completion Certificate from **Town and Country planning department, Mapusa Bardez Goa** is estimated at **Rs.17,32,59,494/-** (Total of Table A& B)—Building **LA STELLA By DEVASHRI**. 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

Building bearing Name- **LA STELLA By Devashri. 'A' BLOCK**
(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 1st March, 2024 date of Registration is	Rs.6,41,45,220/-
2	Cost incurred as on 1st March, 2024 (based on the Estimated cost)	Rs.NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.6,41,45,220/-
5	Cost incurred on Additional / Extra items as on 1st March, 2024 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

**Building bearing Name- LA STELLA, By Devashri 'B' BLOCK
(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 1 st March, 2024 date of Registration is	Rs.3,11,67,573/-
2	Cost incurred as on 1 st March, 2024 (based on the Estimated cost)	Rs NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.3,11,67,573/-
5	Cost incurred on Additional / Extra items as on 1 st March, 2024 not included in the Estimated Cost (Annexure A)	Rs.NIL /-

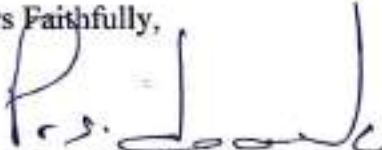
**Building bearing Name- LA STELLA By Devashri 'C' BLOCK
(To be prepared separately for each Building / Wing of the Real Estate Project)**

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 1 st March, 2024 date of Registration is	Rs.2,93,32,765/-
2	Cost incurred as on 1 st March, 2024 (based on the Estimated cost)	Rs NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.2,93,32,765/-
5	Cost incurred on Additional / Extra items as on 1 st March, 2024 not included in the Estimated Cost (Annexure A)	Rs.NIL /-

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 1 st March, 2024 date of Registration is	Rs.4,86,13,936/-
2	Cost incurred as on 1 st March, 2024 (based on the Estimated cost)	Rs.NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.4,86,13,936/-
5	Cost Incurred on Additional / Extra Items as on 1 st March, 2024 not included in the Estimated Cost(Annexure A)	Rs.NIL/-

Yours Faithfully,


Signature of Engineer
(Licence No: SE / 0006 / 2010)

PRAKASH S. P. LAWANDE
B. E. (CIVIL)
PWD Reg. No. 407 / 95
T.C.P.D (STRUCT.) ENG. NO.
SE/ 0006/2010

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?)