

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

Date: 07th October, 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 PRGO02221540.

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. Santosh N. Tari 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- A1, Bldg – A2 & , Bldg – B1"** , at plot bearing S.N. 8 / 1 – D-1 , Village Azossim , Taluka Tiswadi, North Goa, Goa, Pin Code – 403104 " admeasuring **25,743.00Sq.mts. (Area under layout – Consisting of Building A1-A2-A3-A4-B1-Club house – out of which A1, A2 & B1 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. Sanjeev Mehta of Ethique Architects as Architect;
- d. Shri. Paresh Gaitonde as Structural Consultant
- e. M/s Kromatics as MEP Consultant
- f. Shri. Santosh N. Tari 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/ 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 A1** of the aforesaid project under reference as **Rs. 15,20,00,000 /- (Rupees Fifteen Crore Twenty 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 A1** of the aforesaid project under reference till date is calculated at **Rs. 19,00,000 (Nineteen Lakh Only) (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 A1** of the subject project to obtain Occupation Certificate/ Completion Certificate from Town & Country Planning Authority/Village Panchayat Azossim estimated **Rs. 15,01,00,000 /- (Rupees Fifteen Crore One 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 – A1

Sr. No	Particulars	Amounts
1	Total Estimated cost of Building / Wing works as on 30.09.2022 date of Registration is	Rs. 13,50,00,000 /-
2	Cost incurred as on 30.09.2022 (based on the Estimated Cost)	NIL
3	Work done in Percentage (as Percentage of the estimated Cost)	0%
4	Balance Cost to Be Incurred (Based On the Estimated Cost)	Rs. 13,50,00,000 /-
5	Cost Incurred on Additional/ Extra Items as on 30.09.2022 not included in the Estimated Cost (Annexure A)	0

Table- B
Infrastructure & Site Development for Building – A1

Sr. No	Particulars	Amounts
1	Total Estimated cost of Building / Wing works as on 30.09.2022 date of Registration is	Rs. 1,70,00,000 /-
2	Cost incurred as on 30.09.2022 (based on the Estimated Cost)	Rs. 19,00,000 /-
3	Work done in Percentage (as Percentage of the estimated Cost)	11.17%
4	Balance Cost to Be Incurred (Based On the Estimated Cost)	Rs. 1,51,00,000 /-
5	Cost Incurred on Additional/ Extra Items as on 30.09.2022 not included in the Estimated Cost (Annexure A)	N.A

7. I, have estimate Total Estimated Cost of completion of the **Building A2** of the aforesaid project under reference as **Rs. 15,20,00,000/- (Rupees Fifteen Crore Twenty 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 A2** till date is calculated at **Rs. 19,00,000 (Nineteen Lakh Only) (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 A2** of the subject project to obtain Occupation Certificate/ Completion Certificate from Town & Country Planning Authority/Village Panchayat Azossim is estimated **Rs. 15,01,00,000 /- (Rupees Fifteen Crore One 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 – A2

Sr. No	Particulars	Amounts
1	Total Estimated cost of Building / Wing works as on 30.09.2022 date of Registration is	Rs. 13,50,00,000 /-
2	Cost incurred as on 30.09.2022 (based on the Estimated Cost)	NIL
3	Work done in Percentage (as Percentage of the estimated Cost)	0%
4	Balance Cost to Be Incurred (Based On the Estimated Cost)	Rs. 13,50,00,000 /-
5	Cost Incurred on Additional/ Extra Items as on 30.09.2022 not included in the Estimated Cost (Annexure A)	0

Table- B
Infrastructure & Site Development for Building – A2

Sr. No	Particulars	Amounts
1	Total Estimated cost of Building / Wing works as on 30.09.2022 date of Registration is	Rs. 1,70,00,000 /-
2	Cost incurred as on 30.09.2022 (based on the Estimated Cost)	Rs. 19,00,000 /-
3	Work done in Percentage (as Percentage of the estimated Cost)	11.17%
4	Balance Cost to Be Incurred (Based On the Estimated Cost)	Rs. 1,51,00,000
5	Cost Incurred on Additional/ Extra Items as on 30.09.2022 not included in the Estimated Cost (Annexure A)	N.A

10. I, have estimate Total Estimated Cost of completion of the **Building B1** of the aforesaid project under reference as **Rs. 12,40,00,000 /- (Rupees Twelve Crore Forty 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 B1** till date is calculated at **Rs. 16,00,000 /- (Sixteen Lakh Only) (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 B1** of the subject project to obtain Occupation Certificate/ Completion Certificate from Town & Country Planning Authority/Village Panchayat Azossim is estimated **Rs. 12,24,00,000 /- (Rupees Twelve Crore Twenty- Four 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 B1

Sr. No	Particulars	Amounts
1	Total Estimated cost of Building / Wing works as on 30.09.2022 date of Registration is	Rs. 11,00,00,000 /-
2	Cost incurred as on 30.09.2022 (based on the Estimated Cost)	NIL
3	Work done in Percentage (as Percentage of the estimated Cost)	0%
4	Balance Cost to Be Incurred (Based On the Estimated Cost)	Rs. 11,00,00,000 /-
5	Cost Incurred on Additional/ Extra Items as on 30.09.2022 not included in the Estimated Cost (Annexure A)	0

Table- B
Infrastructure & Site Development for Building B1

Sr. No	Particulars	Amounts
1	Total Estimated cost of Building / Wing works as on 30.09.2022 date of Registration is	Rs. 1,40,00,000 /-
2	Cost incurred as on 30.09.2022 (based on the Estimated Cost)	Rs. 16,00,000 /-
3	Work done in Percentage (as Percentage of the estimated Cost)	11.42%
4	Balance Cost to Be Incurred (Based On the Estimated Cost)	Rs. 1,24,00,000 /-
5	Cost Incurred on Additional/ Extra Items as on 30.09.2022 not included in the Estimated Cost (Annexure A)	N.A

Yours Faithfully,
Mr. Santosh N. Tari.



SANTOSH N. TARI

Signature of Engineer
TCPD Reg. No.: ER/0023/2011
PWD Reg. No.: 221
Vasco, Goa. 403 802

SANTOSH N. TARI

Engineer (B.E. Civil)
TCPD Reg. No.: ER/0023/2011
PWD Reg. No.: 221
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