

FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

Date: 19.02.2018

To,
M/s. Goan Real Estate And Construction Pvt. Ltd.
Aldeia De Goa,
Bambolim.

Subject: Certificate of Cost Incurred for Development of Project Residential Buildings W1 (E,F,G,H,I) bearing Survey No. 95/1 of Bambolim Village, Tiswadi Taluka, permitted wide Construction Licence No.VP/CIT/2012-13/Constn/72 dated 18.04.2012 in terms of resolution No 3(1) taken on the Panchayat meeting dated 31.03.2015 demarcated by its boundaries to the North and East sides Compound wall of the property, to the south by internal road, developed part of the same property and to the west internal road of the same property and cluster of 3 BHK Buildings A,B,C,D,

Ref:Goa RERA Registration Number

Sir,

I, **B.K.Satish**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Buildings W1 (5 Nos), Y1 (5Nos) and A1(4 Nos) of the residential project situated on the plot bearing Survey Nos 95/1,96/1,100/1 of Bambolim Village to Tiswadi Taluka, measuring 22,890 sq.mts. Area being developed by M/s.Goan Real Estate And Construction Private Limited.

1.The following technical professionals are appointed by Owner.

- (i) M/s. Chandrashekar Kanitkar as Principal Architect.
- (ii) M/S Chandrashekar & associates as Structural Designer.
- (iii) M/s. Rajesh M Raikar as Local and Liaisoning Consultant.
- (iv) Joshi Engineering Consultant as MEP Consultant
- (v) Office of Engineer 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 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. 88.56 crores (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 Village Panchayat Curca, Bambolim & Talaulim, Tiswadi, Goa. under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 29.13 crores. for W1 buildings (E,F,G,H,I- 5 Nos), Y1 Buildings (J,K,L,M,N- 5 Nos) and A1 buildings (O,P,Q,R). 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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated based on Total Cost- Cost incurred (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 as given in Table A and B below :

TABLE A

Building / Wing bearing Number A1

Sr. No (1)	Particulars (2)	Amounts (3)
1	a) Total Estimated cost of the buildings W1,Y1, A1 as on date of Registration is	Rs. 81,57,49,546.00
2	Cost incurred as on 31/12/2017 for (Based on the estimated cost)	Rs. 25,21,33,739.00
3	Work done in Percentage (as Percentage of the estimated cost)	30.91%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 56,36,15,807.00
5	Cost Incurred on Additional /Extra Items as on 31/12/2017 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. (1)	Particulars (2)	Amounts (3)
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. 6,99,70,378.00
2	Cost incurred as on 31/12/2017 (based on the Estimated cost).	Rs. 3,92,19,981.00
3	Work done in Percentage (as Percentage of the estimated cost).	56.05 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 3,07,50,397.00
5	Cost Incurred on Additional /Extra Items as on 31/12/2017 not included in the Estimated Cost (Annexure A).	Rs NIL

Yours Faithfully,



Signature of Engineer (Licence No. _____)

*** 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)