

ENGINEER'S CERTIFICATE

Date:20-02-2018

To
Classic Squares Reality Pvt Ltd
5th Floor, Fortune Square Building,
Morod, Mapusa,
Bardez Goa
403507.

Subject:Certificate of Cost Incurred for Development of "Zion Square 2" for Construction of 10 Number of Residential Buildings (A, B1, B2, C1, C2, D1, D2, E1, E2 &F) situated on the Plot bearing PTS no 26 demarcated by its boundaries By latitude 15°36'34.71"N and Longitude 73°48'50.80"E to the North, By latitude 15°36'31.59"N and Longitude 73°48'52.80"E to the South of Ward Xelpem Duler Municipality Mapusa taluka Bardez District North PIN 403507 admeasuring 15,568 Sq.Mtr. area being developed by Classic Squares Reality Pvt Ltd.

Sir,

I Mr.Rajesh Mahambreyhave undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being10 Number of Residential Buildings (A, B1, B2, C1, C2, D1, D2, E1, E2 &F) situated on the Plot bearing PTS no 26 demarcated by its boundaries By latitude 15°36'34.71"N and Longitude 73°48'50.80"E to the North, By latitude 15°36'31.59"N and Longitude 73°48'52.80"E to the South of Ward Xelpem Duler Municipality Mapusa taluka Bardez District North PIN

403507admeasuring 15,568. Sq.Mtr. area being developed by Classic Squares Reality Pvt Ltd.

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

M/s ULYSIS (Sidharth Naik) as Architect;

M/s Rajesh Mahambrey & Associates as Structural Consultant

M/s /Shri / Smt _____ as MEP Consultant

M/s Rajesh Mahambrey & Associates as Quantity Surveyor *

1. 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 M/s Rajesh Mahambrey & Associates 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.60 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 Mapusa Municipality Council & NGPDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs. 0 (Zero)(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Buildings of the subject project to obtain Occupation Certificate / Completion Certificate from Mapusa Municipality Council & NGPDAs estimated at Rs 60 Crores(Total of Table A and B).
5. 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 A**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building A as on 20-02-2018 date of Registration is	Rs. 5,68,10,675/-
2	Cost incurred as on 20-02-2018 (based on the Estimated cost)	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred Rs. 5, 68, 10,675/- (Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on 20-02-2018 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE A**BUILDING B1&B2**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building B1&B2 as on 20-02-2018 date of Registration is	Rs. 11,36,21,350/-
2	Cost incurred as on 20-02-2018 (based on the Estimated cost)	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred Rs. 11, 36, 21,350/- (Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on 20-02-2018 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE A**BUILDING C1&C2**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building C1&C2 as on 20-02-2018 date of Registration is	Rs. 9,76,57,110/-
2	Cost incurred as on 20-02-2018 (based on the Estimated cost)	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred Rs.9,76,57,110/- (Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on 20-02-2018 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE A**BUILDING D1&D2**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building D1&D2 as on 20-02-2018 date of Registration is	Rs. 11,74,74,788/-
2	Cost incurred as on 20-02-2018 (based on the Estimated cost)	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred Rs.11,74,74,788/- (Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on 20-02-2018 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE A**BUILDING E1&E2**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building E1&E2 as on 20-02-2018 date of Registration is	Rs. 9,76,57,110/-
2	Cost incurred as on 20-02-2018 (based on the Estimated cost)	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred Rs.9,76,57,110/-	(Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items as on 20-02-2018 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE A**BUILDING F**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building E1&E2 as on 20-02-2018 date of Registration is	Rs. 1,67,78,967/-
2	Cost incurred as on 20-02-2018 (based on the Estimated cost)	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred Rs.1,67,78,967/-/-	(Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items as on 20-02-2018 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Sr. No	Particulars	Amounts
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TABLE B

1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 20-02-2018 date of Registration is	Rs. 10,00,00,000 /-
2	Cost incurred as on 20-02-2018 (Based on the estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred	Rs. 10, 00, 00,000 /-
5	Cost Incurred on Additional/Extra Items as On 20-02-2018_not included in the Estimated Cost	Rs.0/-

(Based on Estimated Cost)

Yours Faithfully



Signature of Engineer

Reg. No: - SE/0044/2010