

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 Villas Frangipani 5BHK,4BHK,3BHK bearing Survey No. 15/1,16/1 of Bambolim Village, Tiswadi Taluka, permitted wide Construction Licence No.VP/CBT/14-15/Constn/487 dated 18.04.2012, VP/CBT/15-16/Constn/465 dated 25.06.2015, VP/CBT/2015-16/Constn/99 dated 24.04.2015, VP/CBT/2015-16/Constn/335 dated 07.12.2015, VP/CBT/2015-16/Constn/Renewal/46 dated 10.04.2015 demarcated by its boundaries to the North by Road and adjacent plots 303-337, South side by internal road and the Club house Complex of the property, to the East by internal road and the commercial plot, and to the west Internal Road and plots 310-314 of the same property.

I, **B.K.Satish**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, residential Villa project situated on the plot bearing Survey Nos 15/1 and 16/1 of Bambolim Village to Tiswadi Taluka. admeasuring 8913.00 sq.mts. Area being developed by M/s.Goan Real Estate And Construction Private Limited .

Ref:Goa RERA Registration Number

Sir,

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 Liasoning 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.41.83 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 for all 10 Villas of Frangipani till date is calculated at Rs. 14.51Crore.(Total of A and 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(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

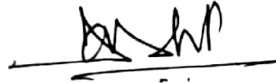
Building / Wing bearing Number A1

Sr. No (1)	Particulars (2)	Amounts (3)
1	a) Total Estimated cost as on date of Registration is	Rs. 37,81,96,163.00
2	Cost incurred as on 31/12/2017 for a) Bungalows (Based on the estimated cost)	Rs. 14,51,36,902.00
3	Work done in Percentage (as Percentage of the estimated cost)	38.38%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 23,30,59,261 .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. 4,02,39,751.00
2	Cost incurred as on 31/12/2017 (based on the Estimated cost).	Rs. 40,39,751.00
3	Work done in Percentage (as Percentage of the estimated cost).	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 3,62,00,000.00
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)