

ENGINEER'S CERTIFICATE

Date: 8.2.18.

To

M/s Gera Reality Estates, Gera Plaza, Boat Club Road, Pune – 01,

Subject: Certificate of Percentage of Construction work of Three No. of building of the Zone C Phase of the Project Gera's River of Joy ,situated on the Plot bearing S/No. 12/1A (part) & S/No. 13/1-A (Part), Village - Panellim, Taluka - Tiswadi, North Goa, demarcated by its boundaries by By part of Survey no. 13/1-A to the North, By National Highway and service road to the South ,By part of Survey no. 12/1 (Part) and 13/1-A purchased by Gera Realty Estates vide agreement dated 14th Aug-2017 registered as PNJ-BK1-02156-2017 to the East, By the part of Survey No. 13/1-A purchased by Gera Developments Pvt. Ltd. Vide agreement dated 14th Aug 2017 registered as PNJ-BK1-02084-2017 to the West of SE old Goa Panchayat, Village – Panellim, Taluka - Tiswadi, District North Goa, PIN 403402, admeasuring 16203.13 sq.m. area being developed by Gera Realty Estates

Ref: RERA Registration Number _____

Sir,

I Santosh Tiwatne have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, situated on the Zone C Phase of the Project Gera's River of Joy ,situated on the Plot bearing S/No. 12/1A (part) & S/No. 13/1-A (Part), Village - Panellim, Taluka - Tiswadi, North Goa, demarcated by its boundaries by By part of Survey no. 13/1-A to the North, By National Highway and service road to the South ,By part of Survey no. 12/1 (Part) and 13/1-A purchased by Gera Realty Estates vide agreement dated 14th Aug-2017 registered as PNJ-BK1-02156-2017 to the East, By the part of Survey No. 13/1-A purchased by Gera Developments Pvt. Ltd. Vide agreement dated 14th Aug 2017 registered as PNJ-BK1-02084-2017 to the West of SE old Goa Panchayat, Village – Panellim, Taluka - Tiswadi, District North Goa, PIN 403402, admeasuring 16203.13 sq.m. area being developed by Gera Realty Estates

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

- (i) Gridlines Design LLP, Pune as Consulting Architect;
- (ii) JW consultants LLP, Pune as Structural Consultant
- (iii) Convinient Consultant, Indore as MEP Consultant
- (iv) TAIB Landscape, Bangalore as Landscape Consultant
- (v) Santosh Tiwatne 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 Santosh Tiwatne 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 18,37,36,242** (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 **Goa Town & Country Planning Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 0** (Total of Table 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 **Goa Town & Country Planning Authority** is estimated at **Rs 18,37,36,242** (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 called **River of Joy Zone C**

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	CL 8A	CL 8B	CL 9A	CL 9B	CL 10	Total cost
1	Total Estimated cost of the building/wing as on date registration is	27519278	27519278	27519278	27519278	36692371	146769484
2	Cost incurred as on date (based on the estimated cost)	0	0	0	0	0	0
3	Work done in percentage (as percentage of the estimated cost)	0%	0%	0%	0%	0%	0%
4	Balance cost to be incurred (based on the estimated cost)	27519278	27519278	27519278	27519278	36692371	146769484
5	Cost incurred on Additional / Extra items as on date, not included in the Estimated cost (Annexure A)	0	0	0	0	0	0

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Total cost
1	Total Estimated cost of the building/wing as on date registration is	36967258
2	Cost incurred as on date (based on the estimated cost)	0
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance cost to be incurred (based on the estimated cost)	36967258
5	Cost incurred on Additional / Extra items as on date, not included in the Estimated cost (Annexure A)	0

Yours Faithfully



Santosh Tiwatne

Signature of Engineer

*** 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 was not part of the original Estimate of Total Cost)