



FORM No. 3

[See Regulation 4(3)]

ENGINEER'S CERTIFICATE

Date: 11-10-2022

To

Nanma Properties Ltd
2B, 34/137D Eastern HQ Tower
NH Bypass, Edapally
Ernakulam-682024, Kerala
Tel -0484 7161176

Sir,

Subject: Certificate of Cost incurred for development of One Cochin Vytila bearing Authority Registration Number RERA/PRJ/ERN/070/2022 situated in Nadama Village, Kanayannur Taluk being developed by Nanma Properties Ltd.

I Krishna Kumar, have undertaken assignment as Engineer for certifying Estimate cost for the above mentioned project on land comprising of Survey/Re-survey No: 1/34, 1/38 Nadama Village Kanayannur Taluk , Ernakulum District measuring 81077.33 sq.mts area being developed by Nanma Properties Ltd.

1. This is to Certify that I/we have undertaken assignment of certifying estimated cost and expenses incurred on actual on-site construction for the real Estate Project Mentioned above

The Following technical professionals are appointed by owners/promoter:-

- (i) M/s/Mr/Ms. P T Subash as Architect;
- (ii) M/s/Mr/Ms. Krishna Kumar as Structural consultant;
- (iii) M/s/Mr/Ms. Ashar Panakkat as MEP Consultant;
- (iv) M/s/Mr/Ms. Sreejith P B as Site Supervisor

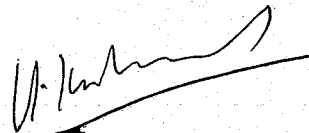
2. We have estimated the cost of completion of the civil, MEP and allied works of the building(s) of the project. Our Estimate cost calculations are based on the drawings /plans made available to us for the project under reference by the Developer/promoter and Consultants and the schedule of items and Quantity for the entire work as calculated by Quantity Surveyor appointed by the Developer/Engineer and the fair assumption of the cost of material, labor and other inputs made by promoter/developers, and site inspection carried out by us.
3. We estimate the total cost for completion of the building of the afore said project under reference as Rs. 250,72,46,800/- (Total of Sl.No.1 in tables A and B) including cost of development of common facilities .The Estimated total cost of project is with reference to the civil, MEP and allied works required to be completed for obtaining occupation certificate for the building(s) from the Kozhikode municipal Corporation under whose jurisdiction the aforesaid project is being implemented.
4. Based on site inspection by undersigned on 11-Oct-2022 date the estimated actual cost incurred till date 10-10-2022 is calculated at Rs. 14,66,35,412/- (Total of Sl.No.2 in Table A and B). The amount of Estimated Cost incurred is calculated based on 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 from the Marady panchayath is estimated Rs. 236,06,11,388/- (total of Sl.No.4 in Table A and B)
6. I certify that the cost of 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

(To be prepared separately for each building/wing of the Real Estate Projects/Phase.
In case of more than one building, label as Table-A1,A2,A3,etc.)

Building Number :

Sl. No.	Particulars	Amounts
1	Total estimated cost of the building/block as on date of building permission from competent Authority (based on the original estimated cost)-Registration	250,72,46,800/-
2	Cost incurred as on 10-10-2022 date (based on the actual cost incurred as per records)	14,66,35,412/-
3	Value of work done in percentage (as percentage of the estimated cost)(Row2/Row1)*100)	6%
4	Balance cost to be incurred (Based on estimate cost) (Row1 –Row 2)	236,06,11,388/-
5	Cost incurred on additional/extra items as on not included in the estimated cost (Table C)	Rs.0/-


U. KRISHNAKUMAR
MTech, FIE, MStructE, CEng.
Chartered Engineer
Reg. No. F-113640-9

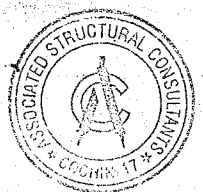


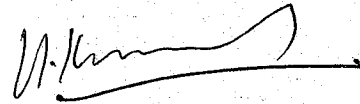
Table B

Internal & external development works in respect of the entire registered phase

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

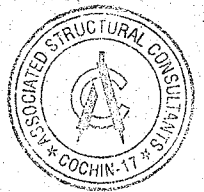
Sl. No.	Particulars	Amounts
1	Total estimated cost of the internal and external development works including common amenities and facilities in the layout as on date of permission from competent authority (based on the original estimated cost)	Rs.1,0000000/-
2	Cost incurred as on 10-10-2022 (based on the actual cost incurred as per records)	Rs. Nil
3	Work done in percentage (as percentage of the estimated cost) (Row 2/Row 1)*100	0%
4	Balance Cost to be incurred (based on Estimated cost) (Row 1 –Row 2)	Rs.0/-
5	Cost incurred on additional/extra items not included in the estimated cost (Table C)	Rs.0/-

Yours Faithfully,



(Signature of Engineer)

U. KRISHNAKUMAR
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***Note**

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.

(*)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 survey or being appointed by Developer, the name has to be mentioned at the place marked (*) and incase 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(*)

(*)The Estimated cost includes all labor, material, equipment and machinery required to carry out entire work.

(*) 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.

(*) All components of work with Specifications are indicative and not exhaustive.

Yours Faithfully,



(Signature of Engineer)

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