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**NN**  
*Nikhil Nagade*  
CONSULTING ENGINEER  
(B.E. CIVIL)

### FORM-3

See Rule 5 (1) (a) (ii)

### ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account- Project wise)

Date: 18/03/2024

To,  
Jyoti Rath,  
PPA304, DLF Park Place,  
DLF Park Drive, Gurgaon,  
Haryana - 122009.

**Subject:**

**Certificate of Cost Incurred for Development of The Grove for Construction of Residential Villas, Row Houses & Compound wall in the Amalgamated Plot bearing Survey No.1/15, 1/16, 1/17 & 1/18.**

1. 1/15 demarcated by its boundaries (latitude and longitude of the end points) bearing Survey no. 1/14 to the North Survey no. 1/2 i.e. footpath to the South Survey No. 1/16 to the East Survey No. 1/2 i.e. footpath and Survey no. 1/3 to the West.
2. 1/16 demarcated by its boundaries bearing Survey no. 1/4 the North, Road to the South Survey no. 1/17 to the east, and Survey no. 1/15 to the West,
3. Survey no. 1/17 demarcated by its boundaries Survey no. 1/4 to the North, Pathway road to the South, Survey no. 1/18 to the East and Survey no. 1/16 to the west.
4. Survey No. 1/18 demarcated by its boundaries bearing survey no. 1/4 to the North, Road to the South, Survey no. 1/17 to the East and Survey no. 1/15 to the west of Ward BORVON, village panchayat Nachinola Taluka Bardez District North PIN-403508 admeasuring 3750.00 sq. mts. area being developed by Jyoti Rath

Ref: Goa RERA Registration Number \_\_\_\_\_

Sir,

I Mr. Nikhil Nagade have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being **Residential Villas, Row houses & Compound Wall (s) FIRST phase** situated on the plot bearing **Survey No 1/15, 1/16, 1/17 & 1/18 at Nachinola Village Panchayat, Bardez Taluka North District Goa, PIN 403508 admeasuring 3750 sq. mts.** area being developed by **Mr. Jyoti Rath.**



1. Following technical professionals are appointed by Owner / Promoter: -
  - i. **M/s/ Shri. Jyoti Rath as Architect.**
  - ii. **M /5 /Shri. Nikhil Nagade as Structural Consultant**
  - iii. **M / 5 / Shri. Rohit Uchilas MEP Consultant**
  - iv. **M /s /Shri. Nikhil Nagade 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 **Mr. Nikhil Nagade 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 the Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 8,61,10,623.67 ( 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 **Town & Country Planning Department, North Goa District Office, Mapusa, Bardez Goa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 51,92,088.73 (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 Town & Country Planning Department, North Goa District Office, Mapusa, Bardez- Goa (Planning Authority) is estimated at **Rs 809,18,534.94 (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: Residential Villas, Row Houses & Compound wall**

Sr. No	Particulars	Amount
1	Total Estimated Cost of the building/wing, as on _____ date of Registration	Rs. 6,36,10,623.67
2	Cost incurred as on 18.03.2024 (based on Estimated cost)	Rs. 51,92,088.73
3	Work done in Percentage (as Percentage of the estimated cost)	8%
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. 5,84,18,534.94
5	Cost Incurred on Additional/ Extra Items as on 18.03.2024 included in the Estimated Cost (Annexure A)	Rs. 0.00

**Building : 1. Surgi****(Prepared separately for each Building / Wing of Real Estate Project)**

Sr. No	Particulars	Amount
1	Total Estimated Cost of the building/wing, as on _____ date of Registration	Rs. 1,31,62,382.33
2	Cost incurred as on 18.03.2024 (based on Estimated cost)	Rs. 0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. 1,31,62,382.33
5	Cost Incurred on Additional/ Extra Items as on 18.03.2024 included in the Estimated Cost (Annexure A)	Rs. 0.00

**Building: 2. Meetai****(Prepared separately for each Building / Wing of Real Estate Project)**

Sr. No	Particulars	Amount
1	Total Estimated Cost of the building/wing, as on _____ date of Registration	Rs. 1,41,80,878.00
2	Cost incurred as on 18.03.2024 (based on Estimated cost)	Rs. 0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. 1,41,80,878.00
5	Cost Incurred on Additional/ Extra Items as on 18.03.2024 included in the Estimated Cost (Annexure A)	Rs. 0.00



**Building: 3. Petaro**

**(Prepared separately for each Building / Wing of Real Estate Project)**

Sr. No	Particulars	Amount
1	Total Estimated Cost of the building/wing, as on _____ date of Registration	Rs. 1,09,05,755.00
2	Cost incurred as on 18.03.2024 (based on Estimated cost)	Rs. 0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. 1,09,05,755.00
5	Cost Incurred on Additional/ Extra Items as on 18.03.2024 included in the Estimated Cost (Annexure A)	Rs. 0.00

**Building: 4. Augusto**

**(Prepared separately for each Building / Wing of Real Estate Project)**

Sr. No	Particulars	Amount
1	Total Estimated Cost of the building/wing, as on _____ date of Registration	Rs. 1,17,25,848.33
2	Cost incurred as on 18.03.2024 (based on Estimated cost)	Rs. 0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. 1,17,25,848.33
5	Cost Incurred on Additional/ Extra Items as on 18.03.2024 included in the Estimated Cost (Annexure A)	Rs. 0.00

**Building: 5. Ramulo**

**(Prepared separately for each Building / Wing of Real Estate Project)**

Sr. No	Particulars	Amount
1	Total Estimated Cost of the building/wing, as on _____ date of Registration	Rs. 72,43,771.00
2	Cost incurred as on 18.03.2024 (based on Estimated cost)	Rs. 8,65,348.12
3	Work done in Percentage (as Percentage of the estimated cost)	12%
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. 63,78,422.87
5	Cost Incurred on Additional/ Extra Items as on 18.03.2024 included in the Estimated Cost (Annexure A)	Rs. 0.00



**Building: 6. Anvalli**

**(Prepared separately for each Building / Wing of Real Estate Project)**

Sr. No	Particulars	Amount
1	Total Estimated Cost of the building/wing, as on _____ date of Registration	Rs. 63,91,989.00
2	Cost incurred as on 18.03.2024 (based on Estimated cost)	Rs. 8,65,348.12
3	Work done in Percentage (as Percentage of the estimated cost)	14%
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. 55,26,640.88
5	Cost Incurred on Additional/ Extra Items as on 18.03.2024 included in the Estimated Cost (Annexure A)	Rs. 0.00

**Building: 7. Cirdo**

**(Prepared separately for each Building / Wing of Real Estate Project)**

Sr. No	Particulars	Amount
1	Total Estimated Cost of the building/wing, as on _____ date of Registration	Rs. 55,57,724.00
2	Cost incurred as on 18.03.2024 (based on Estimated cost)	Rs. 8,65,348.12
3	Work done in Percentage (as Percentage of the estimated cost)	16%
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. 46,92,375.88
5	Cost Incurred on Additional/ Extra Items as on 18.03.2024 included in the Estimated Cost (Annexure A)	Rs. 0.00

**Building: 8. Rozam**

**(Prepared separately for each Building / Wing of Real Estate Project)**

Sr. No	Particulars	Amount
1	Total Estimated Cost of the building/wing, as on _____ date of Registration	Rs. 67,89,815.33
2	Cost incurred as on 18.03.2024 (based on Estimated cost)	Rs. 8,65,348.12
3	Work done in Percentage (as Percentage of the estimated cost)	13%
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. 59,24,467.21
5	Cost Incurred on Additional/ Extra Items as on 18.03.2024 included in the Estimated Cost (Annexure A)	Rs. 0.00



Building: 9. Shabduli

(Prepared separately for each Building / Wing of Real Estate Project)

Sr. No	Particulars	Amount
1	Total Estimated Cost of the building/wing, as on _____ date of Registration	Rs. 63,57,698.33
2	Cost incurred as on 18.03.2024 (based on Estimated cost)	Rs. 8,65,348.12
3	Work done in Percentage (as Percentage of the estimated cost)	14%
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. 54,92,3050.21
5	Cost Incurred on Additional/ Extra Items as on 18.03.2024 included in the Estimated Cost (Annexure A)	Rs. 0.00

Building: 10. Kanher

(Prepared separately for each Building / Wing of Real Estate Project)

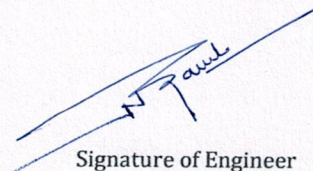
Sr. No	Particulars	Amount
1	Total Estimated Cost of the building/wing, as on _____ date of Registration	Rs. 50,71,661.67
2	Cost incurred as on 18.03.2024 (based on Estimated cost)	Rs. 8,65,348.12
3	Work done in Percentage (as Percentage of the estimated cost)	17%
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs 42,06,313.55
5	Cost Incurred on Additional/ Extra Items as on 18.03.2024 included in the Estimated Cost (Annexure A)	Rs. 0.00

**TABLE B**

(Prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amount
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. 2,25,00,000.00
2	Cost incurred as on 18.03.2024 (based on Estimated	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. 2,25,00,000.00
5	Cost Incurred on Additional/ Extra Items as on 18.03.2024 not included in the Estimated Cost (Annexure A)	Rs. 0.00

Yours Faithfully



Signature of Engineer

**Nikhil Nagade**

Consulting Engineer

T.C.P. Reg. No: ER/0043/2019