

Pascoal Barbosa Noronha

B.SC. B.E.(Civil) M.IE, F.ICI, M.ASCE(I.S), M.ACI(I.C)

Chartered Engineer (I)

Registered Valuer

Ashok Building, Near Bank of India,

Margao- Goa.

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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 : 19/02/2018

To

Models Leisure Ventures,
7th Floor, Karim Mansion,
Behind Goa Pharmacy College,
St. Inez, Panjim,
Goa 403 001.

Subject: Certificate of Cost Incurred for Development of Models Centrium, 1 building situated in portion B of Plot bearing S.No. 102/1 (part) demarcated by its boundaries (latitude and longitude of then points) to the North by the remaining part of the property bearing Survey No.102/1 to the South by the public road, to the East By the property bearing Survey No.102/1-A, 1-A-2, and remaining part of the property bearing Survey No.102/1 and to the West by an area belonging to the Mundcars Mrs.Rosa Costa with house bearing house No.E/585 and partly by 3 meters reserved access and remaining part of property bearing Survey No.102/1, Situated at Village, Panchayat Taleigao, Tiswadi Taluka, North Goa District Pin 403002 Admeasuring 802.00 sq.meters.area being developed by Models Leisure Ventures.

Ref: Goa RERA Registration Number _____

Sir,

I have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 1 building situated in portion B of Plot bearing S. No. 102/1 (part) demarcated by its boundaries (latitude and longitude of then points) to the North by the remaining part of the property bearing Survey No.102/1 to the South by the public road, to the East By the property bearing Survey No.102/1-A, 1-A-2, and remaining part of the property bearing Survey No.102/1 and to the West by an area belonging to the Mundcars Mrs.Rosa Costa with house bearing house No.E/585 and partly by 3 meters reserved access and remaining part of property bearing Survey No.102/1. Situated at



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Village, Panchayat Taleigao, Tiswadi Taluka, North Goa District Pin 403002 Admeasuring 802.00sq.meters.area being developed by Models Leisure Ventures.

1. Following technical professionals are appointed by Owner/Promoter :_
 - (i) Shri Amaro Fernandes as L.S. / Architect;
 - (ii) Shri Pascoal Barbosa Noronha as Structural Consultant;
 - (iii) M/s/Shri/Smt _____ NA _____ as MEP Consultant;
 - (iv) Shri Makarand Bhogale as Site Supervisor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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.6,99,18,000/-** (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 North Goa Planning & Development Authority, Mala, Panaji, 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.2,39,47,749/-** (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 North Goa Planning & Development Authority, Mala, Panaji, Goa, is estimated at **Rs.4,59,70,251/-** (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:



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Table A

Building called as “Models Centrium”

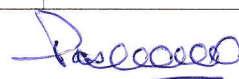
(To be prepared separately for each Building /Wing of the Real Estate Project)

| Sr. No | Particulars | Amounts |
|--------|---|------------------|
| 1 | Total Estimated cost of the building/wing as on 19/02/2018 date of Registration is | Rs.5,65,68,000/- |
| 2 | Cost incurred as on 19/02/2018 (based on the Estimated cost) | Rs.1,89,78,117/- |
| 3 | Work done in percentage (As percentage of the estimated cost) | 33.55% |
| 4 | Balance Cost to be Incurred (Based On Estimated Cost) | Rs.3,75,89,883/- |
| 5 | Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A) | N.A. |

Table B

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

| Sr. No | Particulars | Amounts |
|--------|---|------------------|
| 1 | Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on 19/02/2018 date of Registration is | Rs.1,33,50,000/- |
| 2 | Cost incurred as on 19/02/2018 (Based on the Estimated cost) | Rs.49,69,632/- |
| 3 | Work done in percentage (As percentage of the estimated cost) | 37.23% |
| 4 | Balance Cost to be Incurred (Based On Estimated Cost) | Rs.83,80,368/- |
| 5 | Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A) | N.A. |



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Pascoal B. Noronha 19/2/13
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Consulting Civil Engineer
Ashok Building, Margao,
Goa. Tel.: 2735833,
Reg. No.:ER/0077/2010
SE/0032/2010

Yours faithfully,

(Licence No. SE/0032/2010)

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 Survey or, 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 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 about, 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 specification sere in dilative and note exhaustive.

Annexure A

List of Extra/Additional Items executed with cost

(Which were not part of the original Estimate of Total Cost)

