

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)

To

Jyoti Rath
148 Vista Villas, Sector 46
Sector 46 Gurgaon
Haryana

Date:- 28/01/2021

Subject:

Certificate of Cost Incurred for Development of THE GROVE for Construction of Residential Villas, Row Houses & Compound Wall situated on the Plot bearing Survey no. 66/2 demarcated by its boundaries (latitude and longitude of the end points) NULLA to the North PATHWAY/FOOTPATH to the South SURVEY NO 66/3 to the East SURVEY NO 66/1 to the West of Ward BORVON, village panchayat Nachinola Taluka Bardez District North PIN-403508 admeasuring 4650.00 sq.mts. area being developed by Jyoti Rath.

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Ref: GoaRERA Registration Number _____

Sir,

I, Nikhil Nagade have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 7 Villas Building(s) situated on the plot bearing Survey no. 66/2 of ward Borvon village panchayat Nachinola, Taluka Bardez District North PIN 403508 admeasuring 4650 sq. mts. Area being developed by Mr Jyoti Rath

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

- | | | |
|------|--------------------------|--------------------------|
| i. | M /s /Shri Jyoti Rath | as Architect; |
| ii. | M /s /Shri Nikhil Nagade | as Structural Consultant |
| iii. | M /s /Shri Rohit Uchil | as 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 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 Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.6, 59,55,250.00** (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.0.00 (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 the Town & Country Planning Department, North Goa District Office, Mapusa, Bardez- (planning Authority) is estimated at **Rs.6, 59,55,250.00** (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 _____ or called _____

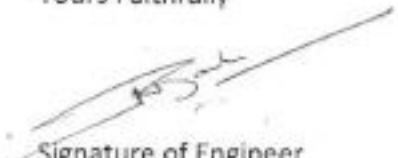
(To be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated Cost of the building/wing, as on _____ date of Registration is	Rs. Rs.6, 59,55,250.00 /-
2	Cost incurred as on 28/01/2021 (based on Estimated cost)	Rs.0.00 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. Rs.6, 59,55,250.00 /-
5	Cost Incurred on Additional/ Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.00/-

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 _____ date of Registration is	Rs. 1,03,16,000.00/-
2	Cost incurred as on _____ (based on Estimated cost)	Rs. 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be incurred (Based on Estimate Cost)	Rs. 1,03,16,000.00/-
5	Cost Incurred on Additional/ Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.00 /-

Yours Faithfully


Signature of Engineer
(License No-ER/0043/2019)**Nikhil Nagade**
Consulting Engineer
T.C.P. Reg. No. - ER/0043/2019**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 AList of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Off Add :- UG-27, Gomes Catao Complex, Rajwaddo,
Mapusa - Bardez - Goa 403507.

Email :- er.nikhil.goa.7755@gmail.com

Contact :- +91-9420163635



NIKHIL NAGADE
CONSULTING ENGINEER
(B.E. CIVIL)

Date :- 27/01/2021

TABLE A

Estimate for Residential Villas, Row Houses & Compound Wall

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 6,59,55,250.00
2	Cost incurred as on 27/01/2021 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,59,55,250.00
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Building Villa BLOCK-A

(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 _____ date of Registration is	Rs. 1,03,16,000.00
2	Cost incurred as on 27/01/2021 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,03,16,000.00



5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL
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Building Villa BLOCK-B

(Preparedseparately for each Building /Wing of the Real Estate Project)

<u>Sr. No</u>	<u>Particulars</u>	<u>Amounts</u>
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 91,16,000.00
2	Cost incurred as on 27/01/2021 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 91,16,000.00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL

Building Villa BLOCK-1

(preparedseparately for each Building /Wing of the Real Estate Project)

<u>Sr. No</u>	<u>Particulars</u>	<u>Amounts</u>
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 89,90,500.00
2	Cost incurred as on 27/01/2021 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 89,90,500.00

5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL
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Building Villa Block-2

(Preparedseparately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 76,19,500.00
2	Cost incurred as on 27/01/2021 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 76,19,500.00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL

Building Villa Block-3

(Preparedseparately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 72,78,500.00
2	Cost incurred as on 27/01/2021 (based on the Estimated cost)	Rs. 0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 72,78,500.00

5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL
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Building **Villa Block-4**

(Preparedseparately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 68,44,500.00
2	Cost incurred as on 27/01/2021 (based on the Estimated cost)	Rs. 0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 68,44,500.00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL

Building **Villa Block-5**

(Preparedseparately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 66,25,000.00
2	Cost incurred as on 27/01/2021 (based on the Estimated cost)	Rs. 0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 66,25,000.00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL


	_____ not included in the Estimated Cost (Annexure A)	
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TABLE B

(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 _____ date of Registration is	Rs.91,65,250.00
2	Cost incurred as on 27/01/2021 (based on the Estimated cost)	Rs.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.91,65,250.00
5	Cost Incurred on Additional /Extra Items as on _____ not included in the estimated Cost (Annexure A)	NIL

Yours Faithfully


Signature of Engineer
(Licence No- ER/0043/2019)

Nikhil Nagade
Consulting Engineer
T.C.P. Reg. No. - ER/0043/2019