

DAMODAR V. SHANBHAG

B.E. CIVIL (BOM)

R.C.C. CONSULTANT

OFFICE :
3, SECOND FLOOR, 'D' BLDG.,
'PANCHARATNA'
MARTIRES DIAS ROAD
MARGAO - GOA 403 601
PHONE : 2737644
Mob : 9422439918

Date : _____

FORM-3

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

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

Date: 20/04/2022

To,

ISHAN VENTURES,

2 nd floor, Office No. 208/209/210,
Lake Plaza, SH 5, Fatorda,
South Goa, 403602

Subject: Certificate of cost incurred for development of, '**POROBO BELMONTE**' Residential buildings Project (GoaRERA Registration Number) situated on the Property bearing PT Sheet No. 175 and Chalta No. 70, demarcated by its boundaries (latitude and longitude of the end points)

ON THE NORTH : By Plot A-2 of the same property

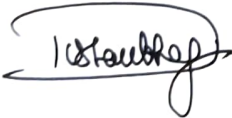
ON THE SOUTH : By Road

ON THE EAST : By Plot D-2 of the same property

ON THE WEST : By Drain beyond which lies Plot A-1

Of Division Margao, Village Borda, Taluka Margao, Dist- South Goa, PIN 403602,
admeasuring 988 Sq. Mtrs. area being developed by **ISHAN VENTURES**

Ref.: GoaRERA Registration Number _____



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Sir,

I Mr. Damodar V. Shanbhag undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being '**Porobo Belmonte**' residential buildings Project (GoaRERA Registration Number) situated on the Property bearing PT Sheet No. 175 and Chalta No. 70, of Division Margao, Village Borda, Taluka Margao, Dist- South Goa PIN 403602, admeasuring 988 Sq. Mtrs. area being developed by **ISHAN VENTURES**.

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

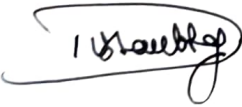
- (i) **M/s Sawant & Associates** as L.S. / Architect;
- (ii) **Mr. Damodar V. Shanbhag** as Structural Consultant;
- (iii) **Shri. Ashok Joshi** as MEP Consultant;
- (iv) **Mr. Ashish Shet** as Site Supervisor

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. Damodar V. Shanbhag**, 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. 6,17,00,000/-** (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 **Margao Municipal Council** and the **South Goa Planning and Development Authority, Margao, 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. 2,44,500/-** (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 **Margao Municipal Council** and the **South Goa Planning**



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6. **and Development Authority, Margao, Goa** (Planning Authority) is estimated at **Rs. 6,14,55,500/-** (Total of Table A and B).
7. 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

'POROBO BELMONTE', Residential Project

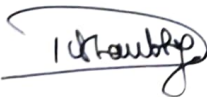
(To be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 20/04/2022 date of Registration	Rs. 5,67,00,000/-
2.	Cost incurred as on 20/04/2022 (based on the Estimated cost)	Rs. 2,44,500/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0.0%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 5,64,55,500/-
5.	Cost Incurred on Additional/Extra Items As on 20/04/2022 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	Rs. 50,00,000/-



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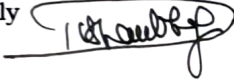
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Facilities in the layout as on 20/04/2022 date of
Registration

2. Cost incurred as on 20/04/2022 Rs. 00/-
- (based on the Estimated cost)
3. Work done in Percentage 00%
(as Percentage of the estimated cost)
4. Balance Cost to be Incurred Rs. 50,00,000/-
(Based on Estimated cost)
5. Cost Incurred on Additional/Extra Items Rs. ____ NA ____/-
As on 20/04/2022 not included in the
Estimated Cost (Annexure A)

Yours Faithfully



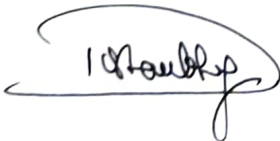
DAMODAR V. SHANBHAG
B.E. (Civil) Bombay
Tcp Reg No./SE/0038/2010
D/S-3, Pancharatna, Margao-Goa
Ph.: 2737644

Signature & Name (IN BLOCK LETTERS) of Engineer

Town and Country Planning Department Reg. No. SE/0038/2010

*Note

1. The scope of work is to complete entire Real Estate Project as per drawings approval 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.



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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 were not part of the original Estimate of Total Cost)

