

Er/Vr K.P. Bhangui

BE (Civil) 1st Class (hons), MIE-043337/8, CE, MIWEM, FIV-11690

Chartered Engr & Consulting Civil Engr and

Govt Regd Approved Valuer for Imm Properties

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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: 27/04/2023

To

M/S ARP BORDA CONSTRUCTION LLP,

DUG-1, D Building, Aleesha Residency,
St. Joaquim Road, Borda, Margao,
Goa, Pin- 403602

Subject: Certificate of Cost Incurred for Development of "**FERREIRA ARCADE**" Commercial and Residential project for construction of 2 building(s) situated on the Plot bearing, Chalta No 20, PTS No. 133, demarcated by its boundaries (latitude and longitude of the end points)

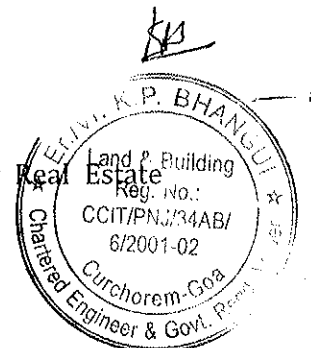
- ON THE NORTH : By main road leading from Margao to Curtorim;
- ON THE SOUTH : By land bearing Chalta No. 72 of P.T. Sheet No. 133 of Margao City Survey.
- ON THE EAST : By public tar road branching out from the main road leading from Margao to Curtorim
- ON THE WEST : By the property erstwhile owned by Pedro Francisco Barretto Xavier, now bearing Chalta No. 31 of P.T. Sheet No. 155.

Of Division South Goa, Village Borda, Margao, Taluka Salcete District South Goa, PIN 403602, admeasuring 3434.91 Sq. Mtrs. area being developed by **M/S ARP BORDA CONSTRUCTION LLP.**

Ref: Goa RERA Registration Number _____

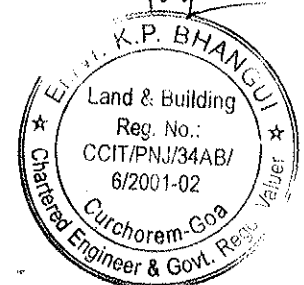
Sir,

I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate



Project '**FERREIRA ARCADE**' Commercial and Residential Project proposed to be registered under Goa RERA, being 2 Building(s)/ Wing(s) situated on the Property bearing Chalta No 20, PTS No. 133, of Division South Goa, Village, Borda, Margao, Taluka Salcete, Dist-South Goa, PIN 403602 admeasuring 3434.91 Sq. Mtrs. area being developed by **M/S ARP BORDA CONSTRUCTION LLP.**

1. Following technical professionals are appointed by Owner / Promoter:-
 - (i) M/s. Sawant & Associates as Architect;
 - (ii) Mr. Chandrashekhar Prabhudessai as Structural Consultant
 - (iii) Mr. K P Bhangui as Engineer & Surveyor*
2. I 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 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. 22,46,57,095/-** (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 **South Goa Planning and Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 63,11,250/-** (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 **South Goa Planning and Development Authority** (planning Authority) is estimated at **Rs. 21,83,45,845/-** (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 /Wing bearing Number A and B
(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 27/04/2023 date of Registration	Rs. 21,81,57,095/-
2.	Cost incurred as on 27/04/2023 (Based on the Estimated cost)	Rs. 63,11,250/-
3.	Work done in Percentage (as Percentage of the estimated cost)	2.89%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 21,18,45,845/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs_____NA___/-

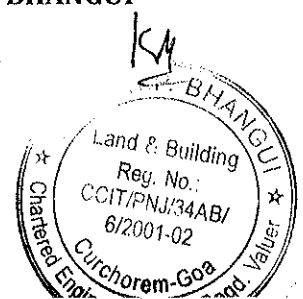
TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 27/04/2023	Rs. 65,00,000/-
2.	Cost incurred as on 27/04/2023 based on the Estimated cost)	Rs 00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 65,00,000/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs_____ NA___/-

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of Engineer: Mr. KRISHNANATH P BHANGUI
Land & Building Reg. No. CCIT/PNJ/34AB/6/2001-02



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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 A

List of Extra / Additional Items executed with Cost (Which were not part of the original Estimate of Total Cost)

