

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:21-03-2018

To

Expanse Estates Private Limited,
606, A and B EDC Commercial Complex,
Dempo Trade Centre, Panaji,
North Goa, Goa - 403001.

Subject: Certificate of Cost Incurred for Development of Expanse Ashok Vann for Construction of 3 buildings and 2 types of Villas of the 1 Phase situated on the Plot bearing bearing Survey no. 243/1 & 4 Ward 10 Municipality _____, village panchayat Socorro, taluka and Sub-District of Bardez, District North Goa, PIN 403521 admeasuring 5625 sq.mts. area being developed by Expanse Estates Pvt. Ltd.

Ref: Goa RERA Registration Number : For Registration of Project "Expanse Ashok Vann"

Sir,

I / We Ravindra Palyekar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being 3 Buildings and 2 types of Villas of the 1 Phase situated on the plot bearing Survey no. 243/1 & 4 of Ward 10 Municipality _____, village panchayat Socorro, taluka and Sub-District of Bardez, District North Goa, PIN 403521 admeasuring 5625 sq.mts. area being developed by Expanse Estates Pvt. Ltd.

- Following technical professionals are appointed by Owner / Promoter :-
 - Ms Divyarani Dyavanagoudar as Architect
 - Shri Ravindra Palyekar as Structural Consultant
 - Shri Suraj Kedar as Engineer
 - Shri Rahul Krishna as Quantity Surveyor *
- 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 Rahul Krishna 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.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 9,84,10,673/-**. 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 and Country Planning being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated Cost Incurred till date is calculated at **Rs. 3,60,78,435/-**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 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 and Country Planning is estimated at **Rs. 6,23,32,238/-**.
- 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 :


Ravindra L. Palyekar
Shop 5/B, Kamat Arcade,
Santa Inez, Panaji - Goa
Reg. No. SE/0007/2010

SE/0007/2010
AM/086272/2; F-16336
CCIT/PNJ/34AB/10/2002-03
Softtech Engineers, Shop 5, Block B, Kamat Arcade, Sant Inez, Panaji Goa. Mobile: 9326107690 email: sravi46@gmail.com

Ravindra L. Palyekar
B.E. (Civil), M.E. (Foundn)

Consulting Civil Engineer & Approved Valuer

TABLE A

Building /Wing bearing Number _____ or called **Block A**
(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 20-03-2018 date of Registration is	Rs. 1,37,78,820/-
2	Cost incurred as on 20-03-2018 (based on the Estimated cost)	Rs. 13,77,882/-
3	Work done in Percentage (as Percentage of the estimated cost)	10.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,24,00,938/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL/-

TABLE A

Building /Wing bearing Number _____ or called **Block 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 20-03-2018 date of Registration is	Rs. 1,03,70,184/-
2	Cost incurred as on 20-03-2018 (based on the Estimated cost)	Rs. 51,85,092 /-
3	Work done in Percentage (as Percentage of the estimated cost)	50.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 51,85,092/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL/-


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TABLE A

Building /Wing bearing Number _____ or called **Block C**

(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 <u>20-03-2018</u> date of Registration is	Rs. <u>4,22,53,264/-</u>
2	Cost incurred as on <u>20-03-2018</u> (based on the Estimated cost)	Rs. <u>1,26,75,979/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>30.00%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,95,77,285/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NIL/-</u>

TABLE A

Building /Wing bearing Number _____ or called **Villa Type A**

(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 <u>20-03-2018</u> date of Registration is	Rs. <u>85,70,980/-</u>
2	Cost incurred as on <u>20-03-2018</u> (based on the Estimated cost)	Rs. <u>34,28,392/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>40.00%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>51,42,588 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NIL/-</u>



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TABLE ABuilding /Wing bearing Number _____ or called **Villa Type 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 <u>20-03-2018</u> date of Registration is	Rs. <u>1,91,58,700/-</u>
2	Cost incurred as on <u>20-03-2018</u> (based on the Estimated cost)	Rs. <u>1,34,11,090/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>70.00%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>57,47,510/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NIL/-</u>

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 <u>20-03-2018</u> date of Registration is	Rs. <u>42,78,725/-</u>
2	Cost incurred as on <u>20-03-2018</u> (based on the Estimated cost)	Rs. <u>NIL/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0.00%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>42,78,725/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NIL/-</u>

Yours Faithfully

Signature of Engineer

(Licence No. SE/0007/2010)

Ravindra L. Palyekar
 Shop 5/B, Kamat Arcade,
 Santa Inez, Panaji - Goa
 Reg. No. SE/0007/2010

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 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)


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