



Off.: BT-15 and BT-7, 3rd Flr., Campal Trade Centre,
Behind Military Hospital, Campal, Panaji, Goa - 403 001.

PARESH GAITONDE

B. E.(Civil). AMIE.FIV CHARTERED ENGINEER

Tel.: 2423527, 9822102782
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R.C.C. Consultant, Approved Valuer

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: 27-06-2019

To,

Linc Property Developers Limited,

Plot No. 5, La Ocean Colony, Near Cidade,

Dona Paula, Goa. 403004.

Subject: Certificate of Cost Incurred for Development of "Linc Viera" for Construction of the building situated on the Property bearing Survey No. 46/3 and 46/17 demarcated by its boundaries (latitude and longitude of the end points) Public road to the North: partly by Survey No. 46/2 of village Socorro and partly by road; To the South: By Survey No. 46/19 of village Socorro; To the East: By Survey No. 46/4 of Village Socorro; To the West: By Sy. No. 46/1, 2 and 19 of Village Socorro of Village Socorro, TalukaBardez, District North Goa, PIN: 403521, totally admeasuring 2050 sq.mts. area being developed by *Linc Property Developers Limited*

Sir,

I, Mr.Paresh U. Gaitonde, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, situated on the Property bearing Survey nos. 46/3 and 46/17 of Village Socorro, TalukaBardez, District North Goa. PIN 403521, totally admeasuring 2050 sq.mts. area being developed by *Linc Property Developers Limited*

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

- (i) Mr. Ashley Mascarenhas Architect ;
- (ii) Mr.PareshGaitondeas Structural Consultant
- (iii) Joshi Engineering Consultant as MEP Consultant and;
- (iv) Mr.VenkateshKulkarniasQuantity Surveyor.

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ICP Reg. No. ER/0057/2010

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.Venkatesh

Kulkarni, 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. 5,45,00,000/-** (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 **Dy. Town Planner, Town and Country Department, Govt. of Goa, Mapusa, 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. 20,00,000/-** (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 **Dy. Town Planner, Town and Country Department, Govt. of Goa, Mapusa, Goa**, (planning Authority) is estimated at **Rs. 5,25,00,000/-** (Total of Table A and B).

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 "**Linc Viera**"
(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	Block A- Rs.1,50,00,000/- Block B- Rs.1,60,00,000/- Block C- Rs.1,60,00,000/- Block D- Rs. 15,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Block A- Rs.0/- Block B- Rs.2,50,000/- Block C- Rs.2,50,000/- Block D- Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	Block A- 0% Block B- 2% Block C- 2% Block D- 0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Block A- Rs.1,50,00,000/- Block B- Rs.1,57,50,000/- Block C- Rs.1,57,50,000/- Block D- Rs. 15,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Block A- Rs.0/- Block B- Rs.0/- Block C- Rs.0/- Block D- Rs. 0/-

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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. _____ /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. _____ /-
3	Work done in Percentage (as Percentage of the estimated cost)	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _____ /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Yours Faithfully

Signature of Engineer

(Licence No.....)

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.

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