

Behind
Aaisha
Theatre
Ponda
Goa
Phone:
315615

Prakash S. P. Lawande
Consulting Engineer

II SHRI II

FORM-3

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

ENGINEER'S CERTIFICATE

Date: 07/05/2018


To
M/s. Mahalaxmi Developers,
E-2, mitasu Manor,
Ponda-Goa

Subject: Certificate of Cost Incurred for Construction of Proposed Building for Mr. Ashutosh S. Khandekar and Others in Plot bearing Survey no. 12, sub div.no.1-E at Khadpabandh, Ponda-Goa, demarcated by its boundaries (latitude and longitude of the points) 15°39'30.9" to the North 74°00'04.41" to the East, on North with the road from property under survey no. 12/2, East with partly by property under survey no. 12/8 and partly by remaining part of the said property under survey no. 12/1, West with the road and South with the portion of the said property under survey no.12/1, of survey no. 12/1-E at Khadpabandh Ponda of South Goa District, PIN 403401, admeasuring 1137 sq.mts. area being developed by M/s. Mahalaxmi Developers.

Ref: Goa RERA Registration Number _____

Sir,

I, **Prakash S.P. Lawande** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being structural consultant for proposed building for Mr. Ashutosh S. Khandekar and Others situated on the plot bearing Survey no. **12**, sub div no. **1-E** at Khadpabandh, Ponda, Taluka **Ponda**, District **South Goa**, PIN **403401** admeasuring **1137 sq.mts.** area being developed by M/s. Mahalaxmi Developers.


7/5/18

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Shri **Sidharth D. Naik (M/s Ulysis)** as Architect.
 - (ii) Shri **Prakash S.P. Lawande** as Structural Consultant.
 - (iii) Shri ----- as MEP Consultant
 - (iv) Shri **Dnyaneshwar Matade** 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 Shri. Dnyaneshwar Matade 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 7,93,76,710/-** (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 NIL/-** (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 7,93,76,710/-** (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 :



P.S. Lawande
7/5/18

TABLE A

Building /Wing bearing Number___or called Mahalaxmi's Putu-Manik Apartments
(To be prepared separately for each Building /Wing of the Real Estate Project)

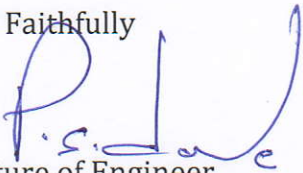
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>07/05/2018</u> date of Registration is	Rs. <u>7,68,86,180/-</u>
2	Cost incurred as on <u>07/05/2018</u> (based on the Estimated cost)	Rs. <u>NIL/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>7,68,86,180/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>07/05/2018</u> 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>07/05/2018</u> date of Registration is	Rs. <u>24,90,530/-</u>
2	Cost incurred as on <u>07/05/2018</u> (based on the Estimated cost)	Rs. <u>NIL/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>24,90,530/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>07/05/2018</u> not included in the Estimated Cost (Annexure A)	Rs. <u>NIL/-</u>

Yours Faithfully


Signature of Engineer
(Licence No: SE / 0006 / 2010)

PRAKASH S. P. LAWANDE
B. E. (CIVIL)
PWD Reg. No. 407 / 95
T.C.P.D (STRUCT.) ENG. NO.
SE/ 0006/2010

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)

P. S. J. J. J.
7/5/18