



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

PARESH GAITONDE

Tel.: 2423527, 9822102782
email - pareshg28@yahoo.com

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

R.C.C. Consultant, Approved Valuer

FORM 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

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

To,

Date : 23/10/2021

Tanmay Ulhas Kholkar,

Block A, 5th Floor Adwalpalkar Shelter,

Opp. Kamat Classic Phase IV Caranzalem

North Goa, Goa

Subject: **Certificate of Cost Incurred for Construction Work of Commercial / Residential Blocks (MANAS COUNTRY) at Neura-O-Grande, Goa, 04 Nos. of Building(s), situated on the Property bearing Survey No. 248/2-A demarcated by its boundaries (latitude and longitude of the end points) To the North: By Road; To the South: By property of Ana Severina Souza bearing Survey No. 248/7, property of Comunidade of Neura-O –Grande and of Andre Afonso under Survey No. 248/8; To the East: By the property of Iria Lobo e Noronha under survey No. 248/3 , by property of Shiva PutuNaik bearing Survey no. 248/6 and by “ Dis-annexed portion” admeasuring an area of 1052 Sqmtrs belonging to Mr. Pramod Prakash Naik and Digambar Prakash Naik (which dis-annexed portion bears present survey No. 248/2); To the West: By property of Antonio Rui Noronha Ferriera under survey no. 248/1 and by property under survey No. 248/5 of Fornabhat, Neura-o-Grande village, Taluka Tiswad, District North Goa, PIN: 403104, totally admeasuring 6798sq.mts. area being developed by Mr TanmayUlhasKholkar, proprietor M/s Manas Developers, Miramar Goa.**

Ref: Goa RERA Registration Number: N.A

Sir,

I, Mr. Paresh Gaitonde have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, Completion of Construction Work of the

PARESH GAITONDE
B.E.(CIVIL) AMIE FIV
RCC CONSULTANT, GOVT. VALUER
CHARTERED ENGINEER
BT-15, Campal Trade Center
Nr. Military Hospital, Campal, Panaji, GOA

Ph: 2423527, Mob: 9822102782
RERA Reg. No. ER00572010

commercial/Residential Blocks , situated on Survey no. 248/2A of , Fornabhat, Neura-o-Grande village panchayat, Tiswadi Taluka, North District , pincode – 403104, admeasuring 6798.00 sq.mts. area being developed by Mr Tanmay Ulhas Kholkar proprietor M/s Manas Developers, Miramar Goa.

1. Following technical professionals are appointed by Owner/Promoter :_
 - (i) Shri Harsh Patel as Architect.
 - (ii) Shri Paresh Gaitonde as Structural Consultant.
 - (iii) Shri Harsh Patel as MEP Consultant.
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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. Paresh Gaitonde** 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. 11,49,00,980/-**. 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 & Country Planning 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. 0.00/-** (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 Town & Country Planning Authority (planning Authority) is estimated at **Rs. 11,49,00,980/-** (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: Building called Block A, Block B, Block C and Block D.

PARESH GAITONDE
B.E. (CIVIL) AMIE FIV
RCC CONSULTANT, GOVT. VALUER
CHARTERED ENGINEER
BT-15, Campal Trade Center
Nr. Military Hospital, Campal, Panaji, GOA
Ph 2423527 Mob: 9822102782
CP Reg. No. EP/0057/2010

TABLE A
Building Number- **Block A**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 11/10/2021 date of Registration is	Rs. 2,01,52,800.00
2	Cost incurred as on 11/10/2021 (based on the Estimated cost)	0.00
3	Work done in percentage (As percentage of the estimated cost)	0.00
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 2,01,52,800.00
5	Cost incurred on additional / Extra Items As on 11/10/2021 not included in The Estimated Cost (Annexure A)	0.00

TABLE A
Building Number- **Block B**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 11/10/2021 date of Registration is	Rs. 2,05,10,640.00
2	Cost incurred as on 11/10/2021 (based on the Estimated cost)	0.00
3	Work done in percentage (As percentage of the estimated cost)	0.00
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 2,05,10,640.00
5	Cost incurred on additional / Extra Items As on 11/10/2021 not included in The Estimated Cost (Annexure A)	0.00

PARESH GAITONDE

B.E. (CIVIL) AMIE FIV
RCC CONSULTANT, GOVT. VALUER
CHARTERED ENGINEER
BT-15, Campal Trade Center
Nr. Military Hospital, Campal, Panaji, GOA
Ph: 2423527 Mob: 9822102782
TCP Reg. No. ER/0057/2010

TABLE A
Building Number- **Block C**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 11/10/2021 date of Registration is	Rs. 1,02,25,440.00
2	Cost incurred as on 11/10/2021 (based on the Estimated cost)	0.00
3	Work done in percentage (As percentage of the estimated cost)	0.00
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 1,02,25,440.00
5	Cost incurred on additional / Extra Items As on 11/10/2021 not included in The Estimated Cost (Annexure A)	0.00

TABLE A
Building Number- **Block D**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 11/10/2021 date of Registration is	Rs. 4,14,16,100.00
2	Cost incurred as on 11/10/2021 (based on the Estimated cost)	0.00
3	Work done in percentage (As percentage of the estimated cost)	0.00
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 4,14,16,100.00
5	Cost incurred on additional / Extra Items As on 11/10/2021 not included in The Estimated Cost (Annexure A)	0.00

PARESH GAITONDE

B.E (CIVIL) AMIE FIV
RCC CONSULTANT, GOVT. VALUER
CHARTERED ENGINEER
BT-15, Campal Trade Center
Nr. Military Hospital, Campal, Panaji, GOA
Ph: 2423527 Mob: 9822102782
TCP Reg. No. ER/0057/2010

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 11/10/2021 date of Registration is	Rs. 2,25,96,000.00
2	Cost incurred as on 11/10/2021 (Based on the Estimated cost)	0.00
3	Work done in percentage (As percentage of the estimated cost)	0.00
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 2,25,96,000.00
5	Cost incurred on additional / Extra Items As on 11/10/2021 not included in The Estimated Cost (Annexure A)	0.00

Yours faithfully,

PARESH GAITONDE

B.E (CIVIL) AMIE FIV

RCC CONSULTANT, GOVT. VALUER

CHARTERED ENGINEER

BT-15, Campal Trade Center

Nr. Military Hospital, Campal, Panaji, GOA

Ph: 2423527 Mob: 9822102782

TCP Reg. No. ER/0057/2010

Signature of Engineer

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 Survey or, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity survey or 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 specification sere in dilative and note exhaustive.

Annexure A

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

PARESH GAITONDE
B.E (CIVIL) AMIE FIV
RCC CONSULTANT / GOVT. VALUER
CHARTERED ENGINEER
BT-15, Campal Trade Center
Nr. Military Hospital, Campal Panaji GOA
Ph: 2423527 Mob: 9822102782
TCP Reg. No. ER/0057/2010