

M. V. S. Borkar & Associates

ARCHITECTS, ENGINEERS & VALUERS

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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)

Date: 15/05/2018

To,
Kamat Realty,
501, Kamat Metropolis – II,
Behind Caculo Mall, St. Inez,
Panaji, Goa – 403001.

Sub: Certificate of cost incurred for development of **Kamat Vista** for construction of Building situated on the plot bearing Chalta No. 12 of P.T. Sheet No. 112 of Mapusa City demarcated by its boundaries, Municipal lane to the North, the property bearing Survey No. 13/112 to the South, Municipal road to the East and plot bearing Survey No 18/113 to the West, Mapusa City, Taluka Bardez, District North Goa, PIN 403 507, admeasuring 1038.00 sq. mts. area being developed by M/s Kamat Realty.

Ref: Goa RERA Registration Number - N.A. (New Project under Registration)

Sir,

I, **Shailesh Manohar Borkar**, have undertaken assignment of certifying estimated cost for the subject real estate project proposed to be registered under Goa RERA, being one Building situated on the plot bearing Chalta No. 12 of P.T. Sheet 112 of Mapusa City, Taluka Bardez, District North Goa, PIN 403 507, admeasuring **1,038.00 m²** being developed by M/s Kamat Realty.

1. Following technical professionals are appointed by Promoter:-

- (i) Arch. Raya D. Kamat Shankwalker as Architect
- (ii) Engg. Shailesh Manohar Borkar as Structural Consultant
- (iii) Engg. Shailesh Manohar Borkar as Quantity Surveyor*

2. I have estimated the cost of the completion to obtain Completion Certificate (civil, MEP and allied works of the building of the project). Our estimated cost calculations are based on the drawings / plans made available to us for the project under reference by the Developers and Architects and the schedule of items and quantity for the entire work as calculated by me, and the assumption of the cost of material, labour and other inputs made by developers, and the site inspection carried out by me.

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3. I estimate total cost of completion of the building of the aforesaid project under reference as **Rs. 4,58,00,000/-** (total of tables 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 from the approving authority (PDA, municipality) under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at **Rs. 3,00,000/-** (total of tables 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 of the subject project to obtain occupation certificate/completion certificate from Town & Country Planning Department (planning authority) is estimated at **Rs. 4,55,00,000/-** (total of tables 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:

TABLE A

Building

(To be prepared separately for each building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total estimated cost of the building as on 01/05/2018 date of registration is	Rs. 4,43,00,000/-
2.	Cost incurred as on 15/05/2018 (based on the estimated cost)	Rs. 3,00,000/-
3.	Work done in percentage (as Percentage of the estimated cost)	0.69 %
4.	Balance cost to be incurred (Based on Estimated Cost)	Rs. 4,40,00,000/-
5.	Cost incurred on additional / extra items as on 15/05/2018 not included in the estimated cost (Annexure A)	NIL



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 15/05/2018 date of registration	Rs. 15,00,000/-
2.	Cost incurred as on 15/05/2018 (based on the estimated cost)	NIL
3.	Work done in percentage (as percentage of the estimated cost)	0.0%
4.	Balance cost to be incurred (Based on estimated cost)	Rs. 15,00,000/-
5.	Cost incurred on additional / extra items as on 15/05/2018 not included in the estimated cost (Annexure A)	NIL

Yours faithfully,



(SHAIKESH MANOHAR BORKAR)

Reg. no. SE/0040/2010

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 incase 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.