

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: 20th February 2018

To,

Chowgule Real Estate & Construction Company Pvt. Ltd.
311 Casa Del Sol, Opp. Goa Marriott Hotel,
Miramar Panjim
Goa – 403 001

Subject: Certificate of Cost Incurred for Development of Casa De Monte for Construction of Villa 1 building(s) / N.A. Wing(s) of the N.A. Phase situated on the Plot bearing PTS, Chalta No. / Survey no. / Plot no 6, 7 s/n 66/1 demarcated by its boundaries (latitude and longitude of the end points) By the property bearing survey no. 69/4 of the village of Salvador do mundo to the North by 8 meter wide internal road to the South by plot no. 5 forming part of the property bearing survey no. 66/1 of the village of Salvador Do Mundo to the East by plot. No 8 forming part of the property bearing survey no. 66/1 of the village of Salvador Do Mundo to the West of Ward N.A. Municipality N.A., village panchayat Salvador Do Mundo taluka Bardez - Goa District North Goa PIN 403521 admeasuring 246.04 sq.mts. area being developed by Chowgule Real Estate & Construction Company Pvt. Ltd.

Ref: Goa RERA Registration Number _____

Sir,

I / We Alpha consultants have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being Villa 1 Building(s) / N.A. Wing(s) of the N.A. Phase situated on the plot bearing bearing PTS, Chalta No. / Survey no. / Plot no 6, 7 s/n 66/1 of Ward N.A. Municipality N.A., village panchayat Salvador Do Mundo taluka Bardez - Goa District North Goa PIN 403521 admeasuring 246.04 sq.mts. area being developed by Chowgule Real Estate & Construction Company Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-
 - M/s /Shri / Smt Alpha Consultants as L.S. / Architect;
 - M/s /Shri / Smt Alpha Consultants as Structural Consultant
 - M/s /Shri / Smt Epithelial Engineering Consultants as MEP Consultant
 - M/s /Shri / Smt Alpha Consultants 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 Alpha Consultants 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.2,98,82,108 (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 town and country planning being the Planning Authority under whose jurisdiction the aforesaid project is being implemented
4. The Estimated Cost Incurred till date is calculated at Rs.1,14,73,820 (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 and country planning (planning Authority) is estimated at Rs.1,84,08,288 (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

TABLE A

Building /Wing bearing Number 1 or called Villa 1
(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 of 21/02/2018 date of registration	Rs. 2,98,82,108
2	Cost incurred as on 21/02/2018 (based on the estimated cost)	Rs.1,14,73,820
3	Work done in percentage (as percentage of the estimated cost)	43 %
4	Balance cost to be incurred (Based on estimated cost)	Rs.1,84,08,288
5	Cost incurred on additional/extra items as on 21/02/2018 not included in the estimated cost (annexure A)	N.A.

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amount
1	Total Estimated cost of the internal external development works including amenities and facilities in the layout on 21/02/2018 date of registration is	Rs. 0
2	Cost incurred as on 21/02/2018 (based on the estimated cost)	Rs. 0
3	Work done in percentage (as percentage of the estimated cost)	0 %
4	Balance cost to be incurred (based on estimated cost)	Rs. 0
5	Cost incurred on additional /extra items as on 21/02/2018 not included in the estimated cost (Annexure A)	N.A.

Yours Faithfully



Signature of Engineer

(Licence No.....)

Niteen Sant
Consulting Engineer
PWD/ENGER/148/88
M.I.E, M; 43310
TOP REG. NO. SE/0016/2011

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)