

Behind  
Aasha  
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 : 30/11/2020

To,

M/s. Om Sai Developers  
S11, Osia Mall, 2<sup>nd</sup> Floor,  
SGPDA Market Complex,  
Margao, Goa- 403601

**Subject: Certificate of Cost Incurred for Development of "Osia Elite" a residential building Project ,situated on (amalgamated plot) plot bearing PTS No 137 / Plot B-Chalta no 148 (part), & Chalta no 149 & Plot A2-Chalta no 95(part),96,97,98,99 & 100,demarcated by its boundaries by Chalta no 148,Public road & 99/PTS 137 to the North, By Chalta no 148,148 & 95/PTS no 137 to the South, By Chalta no 95 (part),148 & 102/PTS no 137 to the East, By Chalta no 149,92&148/PTS no 137 to the West respectively , at Borda, Margao,within area of Margao Municipal Council, Taluka and Sub District Salcete, District South Goa,Goa PIN 403602, admeasuring 1410.14 Sq. mtrs (total) area being developed by M/s. Om Sai 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 "Osia Elite" a residential building Project ,situated on (amalgamated plot) plot bearing PTS No 137 / Plot B - Chalta no 148 (part), & Chalta no 149 & Plot A2-Chalta no 95(part), 96, 97, 98, 99 & 100 at Borda, Margao, within area of Margao Municipal Council, Taluka and Sub District Salcete, District South Goa, Goa PIN 403602, admeasuring 1410.14Sq.mtrs (total) area being developed by M/s. Om Sai Developers.

Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri. **Sameer Nadkarni** as Architect;
- (ii) Shri. **Prakash S. P. Lawande** as Structural Consultant;
- (iii) Shri \_\_\_\_\_ as MEP Consultant;
- (iv) Shri \_\_\_\_\_ as Quantity Surveyor

1. 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 .....NA.....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.
2. We estimate **Total Estimated Cost** of completion of the building(s) of the aforesaid project under reference as **Rs. 7,33,04,160/-** (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 & Country Planning department, Govt. of Goa, Margao** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. 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.
4. 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 & Country Planning department, Govt. of Goa, Margao** (Planning Authority) is estimated at **Rs. 7,33,04,160/-** (Total of Table A and B).
5. 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  
(To be prepared separately for each Building /Wing of the Real Estate Project)

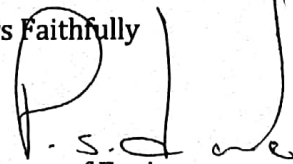
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>30/11/2020</u> date of Registration is	Rs. <u>6,71,95,480/-</u>
2	Cost incurred as on <u>30/11/2020</u> (based on the Estimated cost )	Rs. <u>NIL</u> /-
3	Work done in Percentage (as Percentage of the estimated cost )	<u>0%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>6,71,95,480/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>30/11/2020</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
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1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>30/11/2020</u> date of Registration is	Rs. <u>61,08,680/-</u>
2	Cost incurred as on <u>30/11/2020</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>61,08,680/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>30/11/2020</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

Town and Country Planning Department Reg.No SE/0006/2010

**Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approval 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)