

FORM 3

ENGINEER'S CERTIFICATE

Date: 16/12/2024

To,

M/s. Jyoti Realtors Private Limited

Gogol, Margao

Salcete-Goa

Subject: Certificate of Cost Incurred for Development of Residential Building Project (Goa RERA Registration Number-Applied) situated on the Plot bearing chalta no 53,54 & 41 pt sheet no 154 plot demarcated by its boundaries (latitude and longitude of the end points) By the Ch No 20,64,26,27,28 Pt Sheet No 154 to the North, By Ch No 43 Pt Sheet No 154 to the South, By the Ch No 53 Pt Sheet No 154 & public road to the East, By the Nallah to the West, of City Borda Margao, Taluka and Sub District Salcete, Dist South Goa, admeasuring 3140.00 Sq. mtrs area being developed by M/s. Jyoti Realtors Private Limited.

Ref: Goa RERA Registration Number _____ Applied _____

Sir,

I Shri. Navint S. Arsekar have undertaken assignment as structural Consultant (Reg no SE/0011/2010) of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being a Residential Building Project (Goa RERA Registration Number-Applied) situated on the Plot bearing chalta no 53,54 & 41 pt sheet no 154 plot demarcated by its boundaries (latitude and longitude of the end points) By the Ch No 20,64,26,27,28 Pt Sheet No 154 to the North, By Ch No 43 Pt Sheet No 154 to the South, By the Ch No 53 Pt Sheet No 154 & public road to the East, By the Nallah to the West, of City Borda Margao, Taluka and Sub District Salcete, Dist South Goa, admeasuring 3140.00 Sq. mtrs area being developed by M/s. Jyoti Realtors Private Limited.

Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri Devdatta P. Borkar as Architect;
- (ii) Shri Navint S. Arsekar as Structural Consultant;
- (iii) Shri _____ as MEP Consultant;
- (iv) Shri Suresh Shirgaonkar as Supervisor



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 byNA.....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 $4456 \times 18,000=8,02,08,000+ 892 \times 10,000= Rs\ 8,91,28,000/- +60,00,000/- =Rs.9,51,28,000/-$ (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 & Development Authority, Govt. of Goa, Margao, Goa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **Rs. 35,00,000/-** 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 **South Goa Planning & Development Authority, Govt. of Goa, Margao, Goa** (Planning Authority) is estimated at **Rs 9,16,28,000/-** (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

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on date of Registration	Rs 8,91,28,000/-
2.	Cost incurred as on date of Registration (Based on the estimated cost)	Rs. 35,00,000/-
3.	Work done in Percentage (As Percentage of the estimated cost)	00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs 8,56,28,000/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs ____NA____/-


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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 date of Registration	Rs. 60,00,000/-
2.	Cost incurred as on date of Registration (Based on the estimated cost)	Rs 00/-
3.	Work done in Percentage (As Percentage of the estimated cost)	00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.60,00,000/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

Yours Faithfully


NAVINT S. ARSEKAR
B. E. (Civil)
STRUCTURAL ENGINEER
Reg. No. SE/0011/2010

Signature & Name (IN BLOCK LETTERS) of Engineer

Town and Country Planning Department Reg. No: - SE/0011/2010

***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)



NAVINT S. ARSEKAR
B. E. (Civil)
STRUCTURAL ENGINEER
Reg. No. SE/0011/2010