Sasikumar associates

ISO 9001:2015 Certified

Sasikumar Therayil

B Tech (Civil), M. E (Foundn), M.I.E (Structure) Foundation and Structural Engineer



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Thrissur-680 003

STRUCTURAL DESIGN, STRUCTURAL AUDITING, REHABILITATION, RENOVATION, TRAINING

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website: www.sasikumarassociates.com

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Form – 3 See Rule 5(1) (a) (ii)

Date	K
Date	

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: 17/05/2024

To,

Mario Fernandes and Co

6, Communidade Ghor, 2nd Floor,

Angod, Mapusa, Goa 403507.

Subject: Certificate of Cost Incurred for Development of building Construction Work of "ROSMAR",

Project situated on the plot bearing PTS No 135, Chalta No. 50 - 54, demarcated by its boundaries (latitude and longitude of the end points) to the North proposed 20.0m wide road, to the south by proposed 6m wide road, to the East by property bearing PTS No 135, Chalta No. 50 - 54, to the West by proposed 10m wide road, Located at Mapusa, Bardez Taluka, North-Goa District PIN 403507 admeasuring 1091.0 Sq.mts. area being developed by (Mario Fernandes)

Ref: Goa RERA Registration Number (New Application)
Sir,

I Mr. Sasikumar Therayil have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to the registered under Goa RERA, being 1 Building situated on the plot bearing PTS No 135, Chalta No. 50 – 54, located at Mapusa ,Bardez Taluka, North-Goa District PIN 403507 admeasuring 1091.00 Sq.mts. area being developed by (Mario Fernandes)

Following technical professionals are appointed by owner / promoter:-

M/s Anjali Malhotra as L.S. / Architect:

Mr. Sasikumar Therayil as Structural Consultant

M/s / Shri/ Smt as MEP Consultant

Shri Amit Velip as senior site Engineer*

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 quality for the entire works as calculated by Mr. Sasikumar Therayil appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us. We estimate Total Estimated cost of completion of the building(s) of the aforesaid project under reference as Rs. 8,94,18,000/- (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 abtaining occupation certificate/ completion certificate for the building(s) from the NGPDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

SASIKUMAR THERAY

Chartered Engineer (M-141814-3)
Chartered Structural Engineer (CE/ISE/LM/1761)
Professional Structural Engineer (SE/6004/2015)

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Formerly

Executive Engineer, WRD (Goa)
 Municipal Engineer, Mapuca, Goa
 Project Engineer, GSUDA, Goa
 Municipal Engineer, Panaji, Goa
 OSD for Housing Board & Tourism, Goa

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 Estimate Cost.

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 NGPDA (Planning Authority) is estimated at Rs. 8,94,18,000/- (Total of Table A)

I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date to this certificate is given in Table A and B Below.

TABLE A
Building/ wing bearing Number Block A or called Rosmar

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

Sr. No.	Particulars	Rs. 8,51,60,000/-	
	Total Estimate cost of the building / wing as on date of Registration is		
	Cost incurred as on (Based on the Estimate cost)	Rs. NA/-	
	Work done in Percentage (as percentage of the Estimated cost)	NA%	
	Balance Cost to be Incurred (Based on Estimate Cost)	Rs. 8,51,60,000/-	
	Cost Incurred on Additional/ Extra items as on not included in the estimated Cost	Rs. NA/-	
	(Annexure A)		

TABLE B

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

Sr. No.	Particulars	Amount Rs 42,58,000/-	
	Total Estimate cost of the Internal and External Development Works including amenities and Facilities in the layout as on 08/03/2024 date of Registration is		
	Cost incurred as on 08/03/2024 (based on the Estimated Cost)	Rs. NIL/-	
	Work done in Percentage (as percentage of the Estimated cost)	Nil_%	
	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 42,58,000/-	
	Cost Incurred on Additional/ Extra Items as on 20/1/24 not included in the Estimated Cost (Annexure A)	Rs. Nil/-	

Yours Faithfully

SASIKUMAR THERAYII

Chartered Engineer (M-1412/4-3)
Chartered Structural Engineer (CE/ISE/LM/176)
Professional Structural Engineer (SE/0004/2015)
Registered Engineer - Grade 'A' (1072/15/2020/54)

Note

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.

(*) quality survey can be done by office of Engineer or can be done by an independent Quality Surveyor, whose certificate of quality calculated can be relied upon by the Engineer. In Case of independent quality surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quality are being calculated by office of Engineer, the name of the person in the office Engineer, who is responsible for the quality calculated should be mentioned at the place marked (*).

The estimated cost includes all labour, material, Equipment and machinery required to carry out entire work.

As this is an estimated cost, any deviation in quality required for development of the Real estate Project will result in amendment of the cost incurred / to be incurred.

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)

Chartered Engineer (M-14 in 13)
Chartered Structural Engineer (CE/ISC 915)
Chartered Structural Engineer (SE/00 915)
Chartered Engineer - Grade 'A' (1072/15/2020/54)

Estimate selling prices of "ROSMAR"

Chalta no 50 - 54 of PT Sheet no 135 of MapusaCity
MARIO FERNANDES & CO. "ROSMAR"

NUMBER	Number	carpet area	area of exclusive balconies	total area	selling price per sq mtrs	value
Flat 1 st floor	101	55.6	13.1	68.7	100000	6870000
	102	74	15.2	89.2	100000	8920000
	103	74	15.2	89.2	0	0
	104	55.6	13.1	68.7	0	C
Flat 2nd t floor	201	55.6	13.1	68.7	100000	6870000
	202	74	15.2	89.2	100000	8920000
	203	74	15.2	89.2	0	0
	204	55.6	13.1	68.7	0	0
Flat 3rd floor	301	55.6	13.1	68.7	100000	6870000
	302	74	15.2	89.2	100000	8920000
	303	74	15.2	89.2	0	C
	304	55.6	13.1	68.7	0	C
Flat 4th floor	401	55.6	13.1	68.7	100000	6870000
	402	74	15.2	89.2	100000	8920000
	403	74	15.2	89.2	0	0
	404	55.6	13.1	68.7	0	0
Flat 5th floor	501	55.6	13.1	68.7	100000	6870000
	502	74	15.2	89.2	100000	8920000
	503	74	15.2	89.2	100000	8920000
	504	55.6	13.1	68.7	100000	6870000
Flat 6th floor	601	55.6	13.1	68.7	100000	6870000
	602	74	15.2	89.2	100000	8920000
	603	74	15.2	89.2	100000	8920000
	604	55.6	13.1	68.7	100000	6870000
Flat 7th floor	701	55.6	13.1	68.7	0	C
	702	74	15.2	89.2	0	0
	703	74	15.2	89.2	0	0
	704	55.6	13.1	68.7	0	C
Flat 8th floor	801	55.6	13.1	68.7	0	C
	802	74	15.2	89.2	0	C
TARRES.	803	74	15.2	89.2	0	C
	804	55.6	13.1	68.7	0	0
				2526.4	The state of the s	12,63,20,000

Add: 16 Nos Parking @ 400,000/- = 64,00,000/-.

So Total Estimated selling price is Rs.13,27,20,000/-

Chartered Structural Engineer (CE/ISE/LM/176)
Professional Structural Engineer (SE/0004/2016)
Registered Engineer - Grade 'A' (1072/15/2020/54)