

VIDHYADHAR KAKODKAR

CONSULTING CIVIL & STRUCTURAL ENGINEERS

S-7,8; SECOND FLOOR, KAMAT BUILDING,

NR. HARI MANDIR, MARGAO-GOA

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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 – Project wise)

Dated: 21-03-2018

To,
Shri. Bhupesh R. Rane
Proprietor of Om Estates & Homes
Belmira Plaza,
Near Goa Shipyard Ltd.
Vasco. Goa. - 403802

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s)/ Wing(s) of the 1st Phase of the Project Nagoa Hillside Villas situated on the Plot bearing Survey No. 11 & Sub Div. 4-B demarcated by its boundaries to the North : 3 mts. wide road, to the South : by the property surveyed under survey no. 11/5, to the East : Public road, to the West : by a part of the survey no.11/4 of Nagoa Village of the village panchayat of Nagoa in taluka Salcete & District South Goa, PIN 403722 admeasuring 802 sq.mts. area being developed by Shri Bhupesh R. Rane.

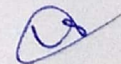
Ref : Goa RERA Registration Number _____

Sir,

I Shri. Vidhyadhar Kakodkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 1 Buildings of the 1st Phase situated on the plot bearing PTS, Chalta No./Survey No. 11 & Sub Div. 4-B ,village panchayat of Nagoa taluka Salcete District South Goa PIN 403722 admeasuring 802 sq.mts area being developed by Shri. Bhupesh R. Rane.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri. Abhishek Bhatnagar as Architect ;
- (ii) Shri. Vidhyadhar Kakodkar as Structural Consultant



- (iii) M/s /Shri / Smt _____ - _____ as MEP Consultant
(iv) M/s /Shri / Smt _____ - _____ as Site Supervisor

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 calculation 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 Mr. Vidhyadhar Kakodkar 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. 2,30,25,000/- (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 Town & Country Planning, Margao being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 42,20,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the bases 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 & Country Planning Margao (Planning Authority) is estimated at Rs. 1,88,05,000/- (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 Table B below:

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TABLE A

Building / Wing bearing Number 1 out of 1

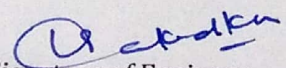
(To be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/ wing as on _____ date of Registration is	Rs. 2,16,25,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 42,20,000/-
3	Works done in Percentage (as Percentage of the estimated cost)	19.5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,74,05000/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

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 is	Rs. 14,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	0
3	Works done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14,00,000/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully


 Signature of Engineer
 (License No.SE/0042/2010)

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 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 amendments of the cost incurred / to be incurred.
5. All components of the 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)

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