

VIDHYADHAR KAKODKAR

CONSULTING CIVIL & STRUCTURAL ENGINEER

S7-8, SECOND FLOOR, KAMAT BUILDING,
NEAR HARI MANDIR, MARGAO-GOA

Ph: (0832) (O)2713979 (M)9822984080 Email: vsk_civilengg@rediffmail.com

ENGINEER'S CERTIFICATE

Date : 19.02.2018

To,

Tanmay Ulhas Kholkar,
Block A, 5th Floor Adwalpalkar Shelter,
OppoKamat Classic Phase IV Caranzalem S.O
North Goa, Goa

Subject: Certificate of Cost Incurred for Development of Manas Pela Capela for Construction of 3 buildings situated on the Survey no.102/7 demarcated by its boundaries Road & Survey No. 102/7to the North, Survey No 118/3 & 4 to the South Survey No.105/1,1-A,8&9 and 102/7to the East, Nalla& Survey No.102/6-Cto the West of Santana Bhat, Cortalim Village Panchayat, Mormugao Taluka, South District, Goa Pin 403710 Admeasuring 5850 sq.Mts. area being developed by Tanmay Ulhas Kholkar Proprietor of Manas Developers, Miramar Goa

Ref: Goa RERA Registration Number: Not Applicable

Sir,

I Vidhyadhar S. Sinai Kakodkar have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 3 buildings situated on the Survey no.102/7 demarcated by its boundaries Road & Survey No. 102/7 to the North, Survey No 118/3 & 4 to the South Survey No.105/1,1-A,8&9 and 102/7to the East, Nalla& Survey No.102/6-C to the West of Santana Bhat, Cortalim Village Panchayat, Mormugao Taluka, South District, Goa Pin 403710 Admeasuring 5850 sq.Mts. area being developed by Tanmay Ulhas Kholkar Proprietor of Manas Developers, Miramar Goa



1. Following technical professionals are appointed by Owner/Promoter :
 - (i) M/S/Shri/Smt Ankit Prabhudessai as Architect
 - (ii) M/S/Shri/Smt Vidhyadhar S. Sinai Kakodkar Structural Consultant
 - (iii) M/S/Shri/Smt Ankit Prabhudessai MEP Consultant
 - (iv) M/S/Shri/Smt Vidhyadhar S. Sinai Kakodkar Quantity Surveyor*
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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 **Vidhyadhar S. Sinai 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.7, 57, 87,000/-** (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 Authority being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated Cost Incurred till date is calculated at **Rs. 1,40,77,051/-** (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 & Country Planning Authority (planning Authority) is estimated at **Rs.6,17,09,949/-** (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: Building called Block A, Block B and Block C.

Table A
Block A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 31/12/2017 date of Registration is	Rs. 3,51,16,000/-
2	Cost incurred as on 31/12/2017 (based on the Estimated cost)	Rs.73,20,067/-
3	Work done in percentage (As percentage of the estimated cost)	20.84%
4	Balance Cost to be Incurred (Based On Estimated Cost)	2,77,95,933
5	Cost incurred on additional / Extra Items As on 31/12/2017 not included in The Estimated Cost (Annexure A)	0

Table A
Block B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 31/12/2017 date of Registration is	Rs. 3,25,78,000/-
2	Cost incurred as on 31/12/2017 (based on the Estimated cost)	Rs.67,56,984/-
3	Work done in percentage (As percentage of the estimated cost)	20.74%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs.2,58,21,016/-
5	Cost incurred on additional / Extra Items As on 31/12/2017 not included in The Estimated Cost (Annexure A)	0

Table A
Block C

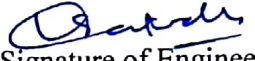
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 31/12/2017 date of Registration is	Rs. 50,93,000/-
2	Cost incurred as on 31/12/2017 (based on the Estimated cost)	0
3	Work done in percentage (As percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 50,93,000/-
5	Cost incurred on additional / Extra Items As on 31/12/2017 not included in The Estimated Cost (Annexure A)	0

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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 31/12/2017 date of Registration is	Rs. 30,00,0000/-
2	Cost incurred as on 31/12/2017 (Based on the Estimated cost)	0
3	Work done in percentage (As percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 30,00,0000/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	0

Yours faithfully,


 Signature of Engineer
 (Licence No. _____ **VIDHYADHAR KAKODKAR**
TCP REG. 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 Survey or, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity survey or 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 specification sere in dilative and note exhaustive.

Annexure A

List of Extra/Additional Items executed with cost (Which were not part of the original Estimate of Total Cost)

