



Dattaprasad Khalap
B.E. (Civil)

CONSULTING ENGINEER

Cell : 9823523191

FORM 3

ENGINEER'S CERTIFICATE

Date : 11/05/2021

To,

M/s. Oikos Ventures Private Limited
36/2, C/o Santosh Yadav,
Chimes Tower 1st Floor,
Vakil Market, Chanderlok, DLF Phase 4,
Gurgaon-122002, Haryana.

Subject: Certificate of Cost Incurred for Development of "Aranayam" a residential villa project, situated on the plot bearing Survey No 171/10, property known as "Ganguerechem Bata" also known as "Gongere", demarcated by its boundaries, By Survey No. 172/18, 171/12 & 172/39 to the North, By Public road to the South, By Public road & Survey No 171/13, Survey No 171/11 to the East, By Survey No 171/9, 171/8, 171/14, 171/16 and Survey No 171/17 to the West, of Village Assagao, Taluka and Sub District Bardez, Dist North Goa, Goa-PIN 403507, admeasuring 3950 Sq. mts area being developed by M/s. Oikos Ventures Private Limited .

Ref: Goa RERA Registration Number _____ Applied _____

Sir,

I Mr. Dattaprasad Khalap undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being "Aranayam" a residential villa project, situated on the plot bearing Survey No 171/10, property known as "Ganguerechem Bata" also known as "Gongere" of Village Assagao, Taluka and Sub District Bardez, Dist North Goa, Goa-PIN 403507, admeasuring 3950 Sq. mts area being developed by M/s. Oikos Ventures Private Limited .

Following technical professionals are appointed by Owner / Promoter :-

- (i) Smt. Pooja Bali as Architect;
- (ii) Shri Dattaprasad Khalap as Structural Consultant;
- (iii) Shri. Sabyasachi Gupta 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 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 **Rs. 7,03,75,500/-** (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, Mapusa, 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. 40,00,000/-** (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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Mapusa, Goa** (Planning Authority) is estimated at **Rs. 6,63,75,500/-** (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

Villa 01		Amounts
Sr. No	Particulars	
1.	Total Estimated cost of the building/wing As on 11/05/2021 date of Registration	Rs. 1,07,19,250/-
2.	Cost incurred as on 11/05/2021 (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. 00/-
5.	Cost Incurred on Additional/Extra Items As onnot included in the Estimated Cost (Annexure A)	Rs. NA/-

Villa 02

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 11/05/2021 date of Registration	Rs.53,85,000/-
2.	Cost incurred as on 11/05/2021 (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. 00/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs ____ NA ____/-

Villa 03

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 11/05/2021 date of Registration	Rs.53,85,000/-
2.	Cost incurred as on 11/05/2021 (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. 00/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs ____ NA ____/-

Villa 04

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 11/05/2021 date of Registration	Rs.51,01,000/-
2.	Cost incurred as on 11/05/2021 (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. 00/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

Villa 05

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 11/05/2021 date of Registration	Rs.56,82,750/-
2.	Cost incurred as on 11/05/2021 (based on the Estimated cost)	Rs. 00/-/-
3.	Work done in Percentage of the estimated cost)	Rs. 00 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 00/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

Villa 06

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 11/05/2021 date of Registration	Rs.56,82,750/-
2.	Cost incurred as on 11/05/2021 (based on the Estimated cost)	Rs. 13,30,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	23.40%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 43,52,750/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

Villa 07

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 11/05/2021 date of Registration	Rs.56,82,750/-
2.	Cost incurred as on 11/05/2021 (based on the Estimated cost)	Rs. 13,30,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	23.40 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 43,52,750/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

Villa 08

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 11/05/2021 date of Registration	Rs.54,26,000/-
2.	Cost incurred as on 11/05/2021 (based on the Estimated cost)	Rs. 13,40,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	24.69 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 40,86,000/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

Villa 09

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 11/05/2021 date of Registration	Rs.52,40,000/-
2.	Cost incurred as on 11/05/2021 (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. 00/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-



Villa 10

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 11/05/2021 date of Registration	Rs.52,23,000/-
2.	Cost incurred as on 11/05/2021 (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. 00/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs ____NA__/-

Villa 11

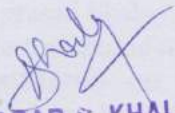
Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 11/05/2021 date of Registration	Rs.52,23,000/-
2.	Cost incurred as on 11/05/2021 (based on the Estimated cost)	Rs. 00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 00/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs ____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 11/05/2021 date of Registration	Rs. 56,25,000/-
2.	Cost incurred as on 11/05/2021 (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. 00/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. NA/-

Yours Faithfully


DATTAPRASAD S. KHALAP
BE(CIVIL)
CONSULTING ENGINEER
TCP Regd No: SF/25/2010