

**DEEPAK C. GHORPADE**

B. E. M.I.E., F.I.V., C. ENGG. (INDIA)

**CHARTERED ENGINEER & APPROVED VALUER**

**CONSULTING CIVIL ENGINEER  
& RCC DESIGNER**

LG-5, CHASE INTERNATIONAL, BEHIND HOTEL LA-PAZ,  
VASCO-DA-GAMA, GOA - 403 802. MOB.: 9226924283

Ref. No.

Date :

FORM 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account - Project wise)

To,  
M/S Venture Building Dreams

Date:20/02/2020

Through Proprietor Mr. Kamala Prasad Yadav  
House no. 148, Alto Dabolim,  
Vasco da Gama,  
Goa Pin Code - 403802

Subject: Certificate of Percentage of Completion of Construction Work of "Ratan Enclave", Project (Goa RERA Registration Number) situated on the Plot bearing Chalta No. 52, P. T. Sheet No. 158, of Vasco City situated at Margaon Hill, (earlier Survey under Chalta No. 6 (part) and 10 (Part) of P. T. Sheet No. 159 of Vasco City demarcated by its boundaries (latitude and longitude of the end points)

By Property by the property Chalta No. 6 of P. T. Sheet No. 159 to the North,

By Property by the property Chalta No. 6 of P. T. Sheet No. 159 to the South,

By Property By Road to the East,

By Property by the property Chalta No. 6 of P. T. Sheet No. 159 to the West

of Division Salcete, village Salcete, Taluka Mormugao, Dist South Gao, PIN 403 801, admeasuring 810 Sq. Mtrs. area being developed by M/S Venture Building Dreams through Proprietor Mr. Kamala Prasad Yadav.

Ref.: GoaRERA Registration Number \_\_\_\_\_

Sir,

I \_\_\_\_\_ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, beinga "Ratan Enclave", Project (Goa RERA Registration Number) situated on the Plot bearing Chalta No. 52, P. T. Sheet No. 158, of Vasco City situated at Margaon Hill, of of Division Salcete, village Salcete, Taluka Mormugao, Dist South Gao, PIN 403 801, admeasuring 810 Sq. Mtrs. area being developed by M/S Venture Building Dreams through Proprietor Mr. Kamala Prasad Yadav.

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STRUCTURAL ENGINEER & APPROVED VALUER  
PW No: 1376/94  
15/02/2014/2010  
LG-5, Chase International, behind Hotel La-paz,  
Vasco-da-Gama, Goa - 403 802

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Following technical professionals are appointed by Owner / Promoter :-

- (i) SmtUday Sawant and Associates as L.S. / Architect;
- (ii) Shri \_\_\_\_\_ as Structural Consultant;
- (iii) M/s/Shri/Smt \_\_\_\_\_ NA \_\_\_\_\_ as MEP Consultant;
- (iv) Shri \_\_\_\_\_ as Site 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 by .....NA.....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. 3,00,52,000/-** (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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Mapusa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **Rs. 00/-** (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** (Planning Authority) is estimated at **Rs. 3,00,52,000/-** (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:

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PW: 13/376,94

11/05/0014/2010

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**TABLE A**Building / Wing bearing number.....or called **Ratan Enclave Project****(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 14/02/2020 date of Registration	Rs. 2,75,52,000/-
2.	Cost incurred as on 14/02/2020 (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. 2,75,52,000/-
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 14/02/2020 date of Registration	Rs. 25,00,000/-
2.	Cost incurred as on 14/02/2020 (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. 25,00,000/-
5.	Cost Incurred on Additional/Extra Items	Rs. _____NA___/-

  
**DEEPAK C. GHORPADE**  
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 14/02/2010  
 LG-5, Chase International, Behind Hotel La-paz  
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As on.....not included in the  
Estimated Cost (Annexure A)

Yours Faithfully

Signature of Engineer

**\*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)

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