

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)

Date: 20/02/2018

To
Madkaikar Realtors Pvt Ltd,
4th Floor Mathias Plaza, 18th June Road,
Panaji Goa

Subject: Certificate of Cost Incurred for Development of [Chaitanya Valley Phase I for Construction of building(s) /A1,A2,B1,C Wing(s) of the 1st Phase situated on the Plot bearing Survey no./25/1-A demarcated by its boundaries (latitude and longitude of the end points) BY THE PROPERTY OF Damu piso Gaude, Ismail Beg and M.R.F Company Limited Survey No.24 to the North, Public Road to the South, By part 3 of the same property to the East, By Part A of the same Property to the West of Ward Nil Municipality N/A, Village Panchayat Corlim, taluka Tiswadi, District North Goa, PIN 403110 admeasuring 18020 sq. Mts. area being developed by Madkaikar Realtors Pvt Ltd

Ref: Goa RERA Registration Number _____

Sir,

I / We Paresh Gaitonde have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Building(s) /A1,A2,B,C Wing(s) of the 1st Phase situated on the plot bearing PTS, Chalta No. / Survey no. 25/1-A. of Ward Nil Municipality N/A, village panchayat Corlim, taluka Tiswadi, District North Goa, PIN 403110 admeasuring 18020 sq.mts. area being developed by Madkaikar Realtors Pvt Ltd.

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

(i) Shri Sunil M Sardesai as Architect.

(ii) Shri Paresh Gaitonde as Structural Consultant

(iii) M/s Arshea Marina M/s Classic Electrical & Shri. Babu B as MEP Consultant

(iv) M/s S.K Associat as Quantity Surveyor *

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 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 S.K Associat 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.

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as 6,53,44,000/- (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 and Country Planning, Tiswadi being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 4,78,93,471/- (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 and Country Planning, Tiswadi (planning Authority) is estimated at Rs 6,53,40,000/- (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 B below :

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TABLE A

Building/ Wing bearing Number A1 or called of phase 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 20/02/2018 date of Registration is	Rs.129,92,2000/-
2	Cost incurred as on 20/02/2018 (based on the estimated cost)	Rs 19,94,833.43/-
3	Work done in percentage (as percentage of the estimated cost)	92.32%
4	Balance cost to be incurred (Based on estimated cost)	Rs. 9,97,167/-
5	Cost incurred on additional/extra items as on 20/02/2018 not included in the Estimated cost(Annexure A)	Rs.Nil -

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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 20/02/2018 Date of Registration is	Rs. 16,86,545/-
2	Cost incurred as on 20/02/2018 (Based on the Estimated cost)	Rs. 10,50,000/-
3	Work done in percentage (as percentage of The estimated cost)	Rs. 62.26%
4	Balance cost to be incurred (Based on estimated cost)	Rs. 6,36,545/-

Yours Faithfully

Signature of Engineer

(Licence No

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Note

1. The scope of work is to complete entire Real Estate project as per drawings approval from time to time 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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TABLE A

Building/ Wing bearing Number A2 or called of phase 1(To be prepared separately for each building/ Wing of the Real Estate Project)

Sr.No	Particulars	Amounts
1.	Total Estimayed cost of the building/wing as on 20/02/2018 date of Registration is	Rs. 1,29,92,2000/-
2	Cost incurred as on 20/02/2018 (based on the estimated cost)	Rs.19,94,833.43/-
5	Work done in percentage (as percentage of the estimated cost)	92.32%
6	Balance cost to be incurred (Based on estimated cost)	Rs. 9,97,167/-
5	Cost incurred on additional/extra items as on 20/02/2018 not included in the Estimated cost(Annexure A)	Rs.Nil -


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TABLE A

Building/ Wing bearing Number B1 or called of phase 1(To be prepared separately for each building/ Wing of the Real Estate Project)

Sr.No	Particulars	Amounts
3	Total Estimayed cost of the building/wing as on 20/02/2018 date of Registration is	Rs.1,45,92000/-
2	Cost incurred as on 20/02/2018 (based on the estimated cost)	Rs.1,05,33,246.46/-
3	Work done in percentage (as percentage of the estimated cost)	72.19%
4	Balance cost to be incurred (Based on estimated cost)	Rs. 40,58,754/-
5	Cost incurred on additional/extra items as on 20/02/2018 not included in the Estimated cost(Annexure A)	Rs.Nil -

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TABLE A

Building/ Wing bearing Number C or called of phase 2 (To be prepared separately for each building/ Wing of the Real Estate Project)

Sr.No	Particulars	Amounts
4	Total Estimayed cost of the building/wing as on 20/02/2018 date of Registration is	Rs.2,47,68000/-
2	Cost incurred as on 20/02/2018 (based on the estimated cost)	Rs.1,33,70558.07/-
5	Work done in percentage (as percentage of the estimated cost)	53.98%
6	Balance cost to be incurred (Based on estimated cost)	Rs. 1,13,97,442/-
5	Cost incurred on additional/extra items as on 20/02/2018 not included in the Estimated cost(Annexure A)	Rs. Nil -

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