

Abhay U. Kunkolienkar

B.E. (civil)

Consulting Engineer

PWD / ENGR - 310 /92

TCP Reg. No.: SE/0013/2010

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Margao - Goa - 403 601

GSTIN : 30ADGPK3618R1ZD

FORM-3

ENGINEER'S CERTIFICATE

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

Date: 27-10-2022

To

Commonwealth developer Pvt. Ltd.
CD Fountainhead
Murida - Fatorda,
Salcete -Goa.

Subject : Certificate of Cost Incurred for Development/ Construction of 'Residential Building "GULMOHAR" in the Project 'CD MAYFLOWER', situated on the Plot bearing Chalta No. 77 of P.T. Sheet No. 133 at Borda, Margao, Goa. demarcated by its boundaries to the North: by Plot Surveyed under chalta No. 75 of P.T. Sheet No. 133 Owned by Shri Caxinata Harischandra Xete Shirodkar and partly by Chalta no. 27 of P.T. Sheet No. 133 Owned by Shri Premanand Gajanan Naik, to the South: by Plot Surveyed under chalta Nos. 79 of P.T. Sheet No. 133 of Margao city survey, to the East: by Plots Surveyed under chalta Nos. 38 and 39 of P.T. Sheet No. 133 of Margao city survey, to the West: by Road and Plot Surveyed under chalta Nos. 75 of P.T. Sheet No. 133 owned by Shri Caxinata Harischandra Xete Shirodkar. in Municipal Council of Margao , Taluka - Salcete, District - South Goa Pin 403 601, admeasuring 1181.00 sq.mts. being developed by 'Commonwealth developer Pvt. Ltd':

Ref: Goa RERA Registration Number:

Sir,

I, Engr. Abhay Kunkolienkar, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being '**Residential Building "GULMOHAR"**' of the Project '**CD MAYFLOWER**', situated on the Plot bearing Chalta No. 77 of P.T. Sheet No. 133 at Borda, Margao, Goa. demarcated by its boundaries to the North: by Plot Surveyed under chalta No. 75 of P.T. Sheet No. 133 Owned by Shri Caxinata Harischandra Xete Shirodkar and partly by Chalta no. 27 of P.T. Sheet No. 133 Owned by Shri Premanand Gajanan Naik, to the South: by Plot Surveyed under chalta Nos. 79 of P.T. Sheet No. 133 of Margao city survey, to the East: by Plots Surveyed under chalta Nos. 38 and 39 of P.T. Sheet No. 133 of Margao city survey, to the West: by Road and Plot Surveyed under chalta Nos. 75 of P.T. Sheet No. 133 owned by Shri Caxinata Harischandra Xete Shirodkar in Municipal Council of Margao , Taluka - Salcete, District - South Goa Pin 403 601, admeasuring 1181.00 sq.mts. being developed by '**Commonwealth developer Pvt. Ltd**'.

1. Following technical professionals are appointed by '**Commonwealth developer Pvt. Ltd**':-
 - (i) Mr. Rajeev M. Sukhthanker as Architect;
 - (ii) Mr. Abhay U Kunkolienkar as Structural Consultant;
 - (iii) Mr. Rahul Sakore as MEP Consultant;
 - (iv) Mr. Sandeep Naik as Quantity 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 '**Residential Building GULMOHAR**' of the Project '**CD MAYFLOWER**'. 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 Mr. Sandeep Naik quantity Surveyor appointed by **Commonwealth developer Pvt. Ltd**, 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 '**Residential Building GULMOHAR**' of the aforesaid project under reference as Rs. 14,45,53,074 (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 '**Residential Building GULMOHAR**' from the **South Goa Planning and Development Authority** being the Planning Authority and **Municipal Council of Margao** under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **NIL** (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 '**Residential Building GULMOHAR**' of the subject project to obtain Occupation Certificate/ Completion Certificate from **SGPDA** (planning Authority) and **Municipal Council of Margao** is estimated at Rs. **14,45,53,074** (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

TABLE-A

Building bearing Building bearing Number: '**Building - GULMOHAR**' in the project named '**CD MAYFLOWER**'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential/Commercial building as on <u>27/10/2022</u> date	Rs. 13,86,31,040.00
2	Cost incurred as on <u>27/10/2022</u> (Based on the Estimated cost)	Rs. Nil.
3	Work done in Percentage (As Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,86,31,040.00
5	Cost Incurred on Additional /Extra items as on <u>27/10/2022</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-B

'Building bearing Building bearing Number: 'Building - GULMOHAR' in the project named 'CD MAYFLOWER'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on <u>27/10/2022</u> date	Rs. 59,22,034.00
2	Cost incurred as on <u>27/10/2022</u> (Based on the Estimated cost)	Rs.Nil.
3	Work done in Percentage (As Percentage of the estimated cost)	Nil.
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 59,22,034.00
5	Cost Incurred on Additional /Extra items as on <u>27/10/2022</u> not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully



ABHAY U KUNKOLIENKAR
Engineer
(TCP REG. No SE/0013/2010)
(PWD/ENGR-310/92)

Abhay U. Kunkolienker
B.E. (Civil)
Reg. No. PWD / ENGR-310/92
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Annexure A

List of Extra / Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)

Sr. No	Particulars	Amounts
	Nil.	Nil.

***Note**

1. Estimate is purely of construction cost, does not include land cost, plot development, licensing approvals etc.
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. External development includes retaining walls for compound wall, compound wall, road works, landscape works and common utilities.
4. All components of work with specifications are indicative and not exhaustive.