

FORM-3

See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

To,
Vision Dempo Hospitality & Estates Pvt. Ltd.
Panaji, Goa

Date: 20-04-2020

Subject : Certificate of Cost Incurred for Development of **VISION BELA VISTA** for Construction of buildings **A & B** situated on the Plot bearing S. No. 55/3 & 4 demarcated by its boundaries (latitude and longitude of the end points) to the North 15.3659, to the South 15.476277, to the East 73.4733, to the West 73.911057 of Marna-Siolim, Village Panchayat, Bardez Taluka, North Goa District, PIN 403517 admeasuring 2600.00 sq. m.

Sir,

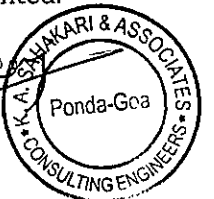
I Shri Krishna A. Sahakari have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project **VISION BELA VISTA** proposed to be registered under Goa RERA, buildings A & B situated on the Plot bearing S. No. 55/3 & 4 demarcated by its boundaries (latitude and longitude of the end points) to the North 15.3659, to the South 15.476277 to the East 73.4733, to the West 73.911057 of Marna-Siolim Village Panchayat, Bardez, Taluka North Goa District , PIN CODE 403517 admeasuring 2600.00 sq. m. being developed by M/S Vision Dempo Hospitality Pvt. Ltd.

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

- i. Shri Bryan D'Silva as Architect.
- ii. Shri Krishna Sahakari as Structural Consultant.
- iii. Shri Krishna Sahakari as Engineer/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 me (quantity Surveyor) as 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.7,93,11,232.00** (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 from the NGPDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

Krishna A. Sahakari


4. The Estimated Cost Incurred till date is calculated as 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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from NGPDA (Planning Authority) is estimated at **Rs.7,93,11,232.00** (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

M/S Vision Dempo Hospitality & Estates Pvt. Ltd.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 20-04-2020 date of Registration is	Rs.6,10,08,640.00
2	Cost incurred as on 20-04-2020(based on the Estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.6,10,08,640.00
5	Cost Incurred on Additional /Extra Items as on 20-04-2020 not included in the Estimated Cost (Annexure A)	Nil

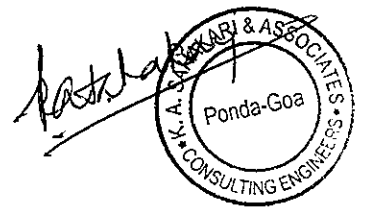
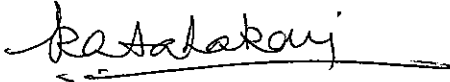


TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 20-04-2020 date of Registration is	Rs.1,83,02,592.00
2	Cost incurred as on 20-04-2020 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,83,02,592.00
5	Cost Incurred on Additional /Extra Items as on 20-04-2020 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

For K. A. Sahakari & Associates



(Krishna A. Sahakari)

(Town & Country Planning Reg. No. SE/0019/2010)

K. A. SAHAKARI
B.E.(CIVIL), MIE (INDIA)
STRUCTURAL ENGINEER
F-21, Angarki Building, 1st Floor,
Opp. Fire Station, Ponda-Goa-403 401
Reg. No.: SE/0019/2010

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 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 : Nil

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

