

# Yogesh Bhobe

B. E. Civil (Strut) MIE.

Structural Consultant, Chartered Engineer

Ref. No.

The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017  
FORM-3

Date :

See Regulation 5(1)(a)(ii)

**ENGINEER'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project)

Date: 19<sup>th</sup> Feb2018

To

Mr Parind U.P Nachinolcar & Mr Swapnil U.P Nachinolcar,  
M/S Priority constructions, Taleigao, Goa.

**Subject:** Certificate of percentage of completion of construction work of Estrada Royale phase 1 of the project situated on the plot bearing Plot No. 2A/I of S.no.132/1 of Ella Village ,Panchayat Se Old Goa, Taluka Tiswadi, District North Goa, Pin 403015 admeasuring 1823.60 sq.mts (built up area) being developed by Mr.Parind U.P.Nachinolcar & Mr.Swapneel U.P.Nachinolcar.

(Priority Constructions)

**Ref: Goa RERA Registration Number: Since it is a new registration, not applicable at this stage.**

Sir,

I, Shri Yogesh Bhobe, Reg No: SE/0008/2010 have undertaken assignment

# Yogesh Bhobe

B. E. Civil (Strut) MIE.

of certifying Estimated Cost for the Subject Real Estate Ongoing Project  
Structural Consultant, Chartered Engineer

Ref. No.

proposed to be registered under Goa RERA, under name and style "Estrada Date :

Royale building phase 1 of the project situated on the plot bearing  
Plot No. 2A/I of S.no.132/1 of Ella Village, Panchayat Se Old Goa,  
Taluka Tiswadi, District North Goa, Pin 403015 admeasuring  
1823.60 sq.mts.(built up area) being developed by  
Mr.Parind U.P.Nachinolcar & Mr.Swapneel U.P.Nachinolcar.  
**(Priority Constructions)**

1. Following technical professionals are appointed by the  
Owners:-

- (i) Shri. Narayan M. Sardesai of Sunil SarDessai & Associates as Architects.
- (ii) Shri. Yogesh Bhobe as Structural Consultant.
- (iii) M/s. Joshi Engineering Consultancy as MEP consultant.
- (iv) Shri. Viraj Naik as Site Supervisor.

1) I have estimated the cost of the completion to obtain Completion Certificate /Occupation Certificate of the Civil, MEP and Allied works, of the project under Subject Matter. Our estimated cost calculations are based on the drawings/plans made available to me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri. Viraj Naik, site engineer appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

2) I have estimated Total Estimated Cost of completion of the aforesaid project under reference, as Rs 5,78,88,198 /-(Total of Table A and B

# Yogesh Bhohe

B. E. Civil (Strut) MIE  
Structural Consultant, Chartered Engineer  
herein below). 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 Completion Certificate /Occupation certificate for the said project from the ----- Goa Planning and Development Authority and Village Panchayat of Ella, being the Authorities under whose jurisdiction the aforesaid project is being implemented.

Ref. No.

Date :

- 3) The Estimated Cost Incurred till date is calculated at Rs. 1,42,34,586/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Completion Certificate /Occupation certificate for the said project from the ----- Goa Planning and Development Authority and Village Panchayat of Ella

# Yogesh Bhobe

B. E. Civil (Strut) MIE.  
Structural Consultant, Chartered Engineer

Ref. No.

4) -, being the Authorities under whose jurisdiction the aforesaid project is being implemented is estimated at Rs 3,58,88,198 /- ( Total of Table A and B). Date :

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**  
**Residential cum Commercial project**

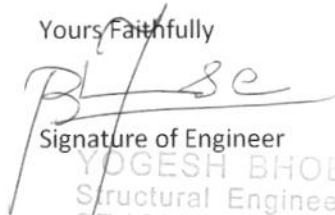
Sr. no	Particulars	Amounts
1)	Total Estimated cost of the said Project on the <u>18-05-2018</u> date of submission of online application for Registration :	Rs. 5,58,88,198 /-
2)	Cost incurred as on <u>31-01-2018</u> (based on the Estimated cost as on the date of submission of online application for Registration )	Rs. <u>1,42,34,586</u> /-
3)	Work done in Percentage (as Percentage of the estimated cost )	39.66%
4)	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,16,53,612 /-
5)	Cost Incurred on Additional /Extra Items as on not included in <u>N.A</u> the Estimated Cost (Annexure A)	Rs. 0 /-

**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 <u>19-02-2018</u> date of submission of online application for Registration :	Rs.20,00,000 /-
2)	Cost incurred as on <u>31-01-2018</u> (based on the Estimated cost)	Rs 0.00 /-
3)	Work done in Percentage(as Percentage of the estimated cost )	%
4)	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00/-
5)	Cost Incurred on Additional /Extra Items as on <u>N.A</u> not included in the Estimated Cost (Annexure A)	Rs. 0.00/-

Yours Faithfully



Signature of Engineer

YOGESH BHOJE  
Structural Engineer  
SE / 0008 / 2010  
PWD / ENG / 479 / 86  
BE - Civil, MIE