

M. V. S. Borkar & Associates

ARCHITECTS, ENGINEERS & VALUERS

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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)

Date: 16th July 2022

To,
KAMAT REALTY,
501, Kamat Metropolis II,
Behind Caculo Mall,
St. Inez, Panaji, Goa 403001.

Sub: Certificate of cost incurred for development of “KAMAT CREST” by Kamat Realty for construction of two (2) residential buildings, identified as Block A & Block B respectively, on plot nos. 27, 28, 29, 30 & 31, totally admeasuring 2,434.53 m², in survey no. 371/2 of Socorro village, within the limits of village panchayat of Socorro, Bardez taluka, North Goa district, Goa state, 403521, demarcated by its boundaries as follows:

Towards East: By survey no. 362 of village Socorro;

Towards West: By public road;

Towards North: By open space of same property bearing survey no. 371/2 and

Towards South: By public road, area being developed by Kamat Realty.

Ref: Goa RERA Registration Number: N.A. (New Registration)

Sir,

I, **Shailesh Manohar Borkar, of M. V. S. Borkar & Associates**, have undertaken the assignment of certifying estimated cost for the subject real estate project proposed to be registered under Goa RERA.

- Following technical professionals are appointed by the Owner / Promoter / Developer:
 - Ar. Melville D'Souza as Architect
 - M. V. S. Borkar & Associates as Structural Consultant
 - M. V. S. Borkar & Associates as MEP Consultant
 - M. V. S. Borkar & Associates as Quantity Surveyor*
- We have estimated the cost of construction, to obtain Occupancy / Completion Certificate, of the civil, MEP and allied works of the buildings 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 Architect and inputs regarding specifications, cost of material, labor, etc. made by Developer, and the site inspection carried out by us.
- We estimate total cost of completion of the buildings of the aforesaid project under reference as **Rs. 9,62,00,000/- (Rupees nine crores sixty two lakhs, total of tables A1, A2 and B)**. The estimated cost of project is with reference to the civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy / Completion Certificate for the buildings from the **Town & Country Planning Department, Government of Goa**, under whose jurisdiction the aforesaid project is being implemented.
- The estimated cost incurred till date is calculated at **Rs. NIL** (total of tables A1, A2 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 subject project to obtain occupation certificate / completion certificate from the **Town & Country Planning Department**, is estimated at **Rs. 9,62,00,000/-** (total of tables A1, A2 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 A1
Building identified as **Block A**

Sr. no.	Particulars	Amounts
1.	Total estimated cost of the building as on date of registration	Rs. 4,56,00,000/-
2.	Cost incurred as on 16-07-2022 (based on the estimated cost)	Rs. NIL
3.	Work done as percentage of the estimated cost)	NIL %
4.	Balance cost to be incurred (Based on Estimated Cost)	Rs. 4,56,00,000/-
5.	Cost incurred on additional / extra items as on 16-07-2022 not included in the estimated cost (Annexure A)	Rs. NIL

TABLE A2
Building identified as **Block B**

Sr. no.	Particulars	Amounts
1.	Total estimated cost of the building as on date of registration	Rs. 4,56,00,000/-
2.	Cost incurred as on 16-07-2022 (based on the estimated cost)	Rs. NIL
3.	Work done as percentage of the estimated cost)	NIL %
4.	Balance cost to be incurred (based on estimated cost)	Rs. 4,56,00,000/-
5.	Cost incurred on additional / extra items as on 16-07-2022 not included in the estimated cost (Annexure A)	Rs. NIL

TABLE B
(To be prepared for the entire registered phase of the real estate project)

Sr. no.	Particulars	Amounts
1.	Total estimated cost of site development work (compound wall, internal roads / pavements, gutters, mini pool, sump, transformer) as on date of registration	Rs. 50,00,000/-
2.	Cost incurred as on 16-07-2022 (based on the estimated cost)	Rs. NIL
3.	Work done as percentage of the estimated cost)	NIL %
4.	Balance cost to be incurred (based on estimated cost)	Rs. 50,00,000/-
5.	Cost incurred on additional / extra items as on 16-07-2022 not included in the estimated cost (Annexure A)	Rs. NIL

Yours faithfully,


(SHAILESH MANOHAR BORKAR)
Reg. no. SE/0040/2010

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. Incase of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked(*) and incase 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.