

NITIN G. BABSHET
B.E. (CIVIL)
CONSULTING ENGG.

SAPANA LEGACY, 4TH FLOOR, FLAT NO.:22,
BEHIND COSTA FACTORY,
AQUEM – MARGAO - GOA.
PHONE: - 9890497255

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)

To
M/s Build Angle,
1st Floor, H. No 339/B,
“Build Angle” Uzro Raia,
South Goa. – 403720.

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s) 1 Wing(s) of the “VISTA DE CAMPO II” of the Project (Goa RERA Registration Number () situated on the Plot bearing Survey no. 10/3 – A, demarcated by its boundaries by the property bearing Survey No. 10/3 to the North, by the property bearing Survey No. 10/4-H to the South, by the property bearing Survey No. 10/4 to the East & by the property bearing Survey No. 10/2 & 10/6 to the West, of Ward Dessusa village panchayat Salcete taluka South Goa District 403715 PIN admeasuring 2675 sq.mts. area being developed by Build Angle

Ref: Goa RERA Registration Number _____

Sir,

I Mr. Nitin G. Babshet, I have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 1 No of Building 1 Wing(s) of the “VISTA DE CAMPO II” Project, situated on the plot bearing Survey no. 10/3 – A of Ward Deussua village panchayat Chinchinim Salcete Taluka District admeasuring 2675 sq.mts. area being developed by Build Angle.

1. Following technical professionals are appointed by Owner.

(i) Smt. Chetana Dessai as Architect;

(ii) Shri. Nitin G. Babshet as Structural Consultant

(iii) Shri. Pradeep Shirodkar as MEP Consultant

(iv) Shri. Saurabh Govind Neurekar as Site Supervisor

(v) Shri. Nitin G. Babshet as Quantity Surveyor *

1. 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 Shri. Nitin G Babshet (Quantity Surveyor) 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 us.

2. We estimate Total Estimated Cost of completion of the Building (B) of the aforesaid project under reference as Rs 2,05,00,000/- (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 for the building(s) from The Village Panchayat Chinchinim Deussua the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 2,04,83,269/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 The Village Panchayat Chinchinim – Deussua and The Town Country planning Authority is estimated at Rs 16,731 (Total of Table A and B).
5. 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 /Wing bearing Number “B” or called Building “B”
(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 _____ date of Registration is	Rs. 2,02,00,000 /
2	Cost incurred as on 13/06/2023 (based on the Estimated cost)	Rs. 2,01,93,384/
3	Work done in Percentage (as Percentage of the estimated cost)	99.97 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,616/-
5	Cost Incurred on Additional /Extra Items as on _____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 the Internal and External Development Works including amenities & Facilities in the layout as on _____ date of Registration is	Rs. 3,00,000/-
2	Cost incurred as on 13/06/2023 based on the Estimated cost)	Rs. 2,89,885/-
3	Work done in Percentage (as Percentage of the estimated cost)	96.63%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,115/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL -

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Bungalow "A" 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 Shri Nitin G Babshet (Quantity Surveyor) 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 us.
2. We estimate Total Estimated Cost of completion of the Bungalow (A) of the aforesaid project under reference as Rs 56,00,000/- (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 for the building(s) from The Village Panchayat Chinchinim Deussua the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 15,76,953 /- (Total of Table A & B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Bungalow (A) of the subject project to obtain Occupation Certificate / Completion Certificate from The Village Panchayat Chinchinim – Deussua and The Town Country planning Authority is estimated at Rs 40,23,047/- (Total of Table A and B).

5. 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 /Wing bearing Number A or called Bungalow "A"
(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 _____ date of Registration is	Rs. 54,00,000 /
2	Cost incurred as on 13/06/2023 (based on the Estimated cost)	Rs. 15,76,953/
3	Work done in Percentage (as Percentage of the estimated cost)	29.20%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 38,23,047/-
5	Cost Incurred on Additional /Extra Items as on _____ 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 the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 2,00,000/-
2	Cost incurred as on 13/06/2023 (based on the Estimated cost)	Rs. 00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL -

Yours Faithfully


NITIN G. BABSHET
B.E. (CIVIL)
T.C.P. Reg.No: ER/0045/2011

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

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