

# NAVINT S. ARSEKAR

SF4, MALBHAT HEIGHT, OPP. S.B.I (Personal Bank), MALBHAT, MARGAO - GOA.  
PH. NO. ( O ) :- 8857958785

## 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)

Date: 14 /11/2024

To

**M/S WINCON BUILDERS,**  
S2 B Block, Colaco Residency,  
Comba, Salcete Margao,  
Goa 403601

**Subject:** Certificate of Cost Incurred for Development of '**EMRITA ENCLAVE**' Residential and Commercial buildings project situated on the Plot bearing, Survey No 87, Sub-division 10-A, demarcated by its boundaries (latitude and longitude of the end points)

ON THE NORTH : By Survey No 87/9 and 87/7

ON THE SOUTH : By Road

ON THE EAST : By Survey No 87/10

ON THE WEST : By Survey No 87/7 and 87/11

Of Division South Goa, Village Varca, Taluka Salcete, District South Goa, PIN 403721, admeasuring 995 Sq. Mtrs. area being developed by **M/S WINCON BUILDERS.**

**Ref: Goa RERA Registration Number** \_\_\_\_\_

Sir,

I / We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project '**EMRITA ENCLAVE**' Residential and Commercial Project proposed to be registered under Goa RERA, being 2 Building(s)/ Wing(s) situated on the Property bearing Survey No 87, Sub-division 10-A, Of Division South Goa, Village Varca, Taluka Salcete, District South Goa, PIN 403721, admeasuring 995 Sq. Mtrs. area being developed by **M/S WINCON BUILDERS.**

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

- (i) M/s /Shri/Smt Devdatta Borkar as Architect;
- (ii) M/s /Shri/Smt Navint Arsekar as Structural Consultant

(iii) M/s /Shri/Smt \_\_\_\_\_ as MEPConsultant

(iv) M/s /Shri/ Smt \_\_\_\_\_ as as 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 Navint Arsekar Structural Consultant 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. 1,77,83,200/-** (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(s) from the **Town and Country Planning Department, South Goa, Dist. Office** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 30,00,000/-** (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 **Town and Country Planning Department, South Goa, Dist. Office** is estimated at **Rs. 1,47,83,200/-** (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:

NA


**TABLE A****EMRITA ENCLAVE****(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 ___/___/2024 date of Registration	Rs. 1,52,83,200/-
2.	Cost incurred as on ___/___/2024 (Based on the Estimated cost)	Rs. 30,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	19.62%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,22,83,200/-
5.	Cost Incurred on Additional/Extra Items Rs_____NA___/- As on.....not included in the Estimated Cost (Annexure A)	

**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 ___/___/2024 date of Registration	Rs. 25,00,000/-
2.	Cost incurred as on ___/___/2024 (based on the Estimated cost)	Rs 00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 25,00,000/-
5.	Cost Incurred on Additional/Extra Items NA___/- As on.....not included in the Estimated Cost (Annexure A)	Rs_____

Yours Faithfully,

  
**NAVIN S. ARSEKAR**  
B. E. (Civil)  
STRUCTURAL ENGINEER  
Reg. No. SE/0011/2010

Signature & Name (IN BLOCK LETTERS) of Engineer

Town and Country Planning Department Reg.No. \_\_\_\_\_

**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)