

CARLOS GONSALVES B.E.(CIVIL), M.I.E., F.I.V
STRUCTURAL ENGINEER AND APPROVED VALUER

Silver Castle, Opp. Chodankar Nursing Home, Alto Porvorim, Bardez, Goa. Pin:-403521

Date:- 19/05/24

FORM 3
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
Govenkar Brothers LLP
Mr. Kunal Govenkar
H.No. 407/2, Chamunda, Govenka Nagar,
Next to Vijay Apartments, Alto Pilerne,
Bardez - Goa.

Subject: Certificate of Cost Incurred for Development of "Royale Lake View" for Construction of Residential Building & Compound Wall situated on the Plot No. 42 bearing Survey No. 36/1 demarcated by its boundaries, to the East Partly by remaining portion of Survey No. 36/1 & Partly by property bearing Sy. No. 36/2, to the West Partly by 10 mts wide road and Partly by Plot No. 41, to the North Partly by remaining portion of Survey No. 36/1 & Partly by Plot No. 41 to the South by Plot No. 43 & Partly by property bearing Sy. No. 36/2 of Pilerne Village, Bardez Taluka, District of North Goa, Pin 403114, Admeasuring 664.50 sq. mts. area being developed by Govenkar Brothers LLP

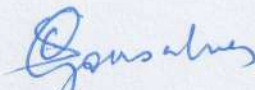
Ref: Goa RERA Registration Number _____ - _____

Sir,

I **Mr. Carlos Gonsalves** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being **Royale Lake View** situated on the Plot No. 42 bearing Survey No. **36/1** at **Pilerne** village panchayat **Bardez** taluka District **North Goa**, PIN **403114** admeasuring **664.50** sq.mts. Area being developed by **Govenkar Brothers LLP**

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

- (i) **Prashant Gaonkar** as an Architect
(ii) **Carlos Gonsalves** as Structural Consultant
(iii) _____ as MEP Consultant


CARLOS GONSALVES
B.E.(CIVIL), M.I.E., F.I.V.
STRUCTURAL ENGINEER & APPROVED VALUER
T.C.P. REGN. NO. SE/0033/2011

(iv) Carlos Gonsalves 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 Carlos Gonsalves 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 4,25,00,000/- (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 / completion certificate for the building(s) from the TCP, Bardez- Taluka, Mapusa-Goa being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 0/- (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 TCP, Bardez- Taluka, Mapusa-Goa (planning Authority) is estimated at Rs. 4,25,00,000/- (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

Residential Building

(To be prepared separately for each Building /Wing of the Real Estate Project)

<u>Sr. No</u>	<u>Particulars</u>	<u>Amounts</u>
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 3,65,70,250/-
2	Cost incurred as on <u>19/05/24</u> (based on the Estimated cost)	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,65,70,250/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	---NIL----

CARLOS GONSALVES

B.E.(CIVIL), M.I.E., F.I.V.

STRUCTURAL ENGINEER & APPROVED VALUER

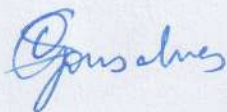
T.C.P. REGN. NO. SE/0033/2011

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. 59,29,750/-
2	Cost incurred as on 19/05/24 (based on the Estimated cost)	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 59,29,750/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the estimated Cost (Annexure A)	---NIL----

Yours Faithfully



CARLOS GONSALVES
B.E.(CIVIL), M.I.E., F.I.V.
STRUCTURAL ENGINEER & APPROVED VALUER
T.C.P. REGN. NO. SE/0033/2011

Signature of Engineer
T.C.P. Reg. No. SE/0033/2011

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

