



FORM - 3
[See Rule 5 (1)(a)(ii)]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account Project wise)

Date: 29/06/2023.

To

M/s. Sapana Ceramics Private Limited.

(Name of the Builder / Promoter),

"Nanu House", Varde Valaulikar Road,

P. O. Box – 125, Margao, Goa. (Address of the Promoter),

Subject:- Certificate of Cost Incurred for Development of "Sapana Mosaic" [Project Name] for Construction of Residential Building A & B, Club House, Compound Wall, Gate & Swimming Pool of the Total Phase of the Project "Sapana Mosaic" situated on the Plot bearing bearing Chalta No. 6 & PTS No. 76 demarcated by its boundaries by land bearing Chalta No. 7 of P. T. Sheet No. 76 to the East; by lands bearing Chalta Nos. 13, 7 and 6 of P. T. Sheet No. 76 to the West; by lands bearing Chalta No. 2/13, 2/14, 2/15 and 2/16 of P. T. Sheet No. 97 to the South & by lands bearing Chalta No. 17 and 76 (N.D.) of P. T. Sheet No. 76, and by existing 6.00 meters wide road running north-south direction from the main road on the north of the bigger property passing through the Portion-A and Portion-B bearing Chalta No. 16 and 17 of P. T. Sheet No. 76 and touching the northern boundary of Portion-C (i.e. the Subject Land) to the North, at Fatorda, of Margao city Survey, Taluka Salcete, District South Goa, PIN 403602 admeasuring 3235 sq.mts. area being developed by M/s. Sapana Ceramics Private Limited. [Builder / Promoter's Name].

Ref: Goa RERA Registration Number

Sir,

I, **Datta R. Kare** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Residential Building A & B, Club House, Compound Wall, Gate & Swimming Pool of the Total Phase of the Project, situated on the Plot bearing bearing Chalta No. 6 & PTS

No. 76 at Fatorda of Margao City Survey, Taluka Salcete, District South Goa PIN 403602 admeasuring 3235 sq.mts. area being developed by M/s. Sapana Ceramics Private Limited. [Promoter's Name].

1. Following technical professionals are appointed by Owner/Promoter:
 - (i) Smt.: Shalini Kakodkar as L.S./Architect;
 - (ii) Shri: Datta R. Kare as Structural Consultant;
 - (iii) Shri: Ashok Joshi as MEP Consultant.
 - (iv) Shri: Datta R. Kare 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 Shri: Datta R. Kare quantity Surveyor* 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. 11, 51, 14, 448/- (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 Margao Municipal Council, Margao & South Goa Planning & Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 72,73,669/- (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 Residential/Commercial Building of the subject project to obtain Occupation Certificate/Completion Certificate from TCP DEPT (Planning Authority) is estimated at Rs. 10,78,40,779/- (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 - A or called "Sapana Mosaic" situated at Fatorda, Margao.

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 18/04/2023 date of Registration is	Rs. 5,89,07,620/-
2	Cost incurred as on 29/06/2023 based on the Estimated cost)	Rs. 72,73,669/-
3	Work done in Percentage as on 29/06/2023 in % (as Percentage of the estimated cost)	--

Residential Building - B or called "Sapana Mosaic" situated at Fatorda, Margao.

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 18/04/2023 date of Registration is	Rs. 4,74,79,420/-
2	Cost incurred as on 29/06/2023 based on the Estimated cost)	--
3	Work done in Percentage as on 29/06/2023 in % (as Percentage of the estimated cost)	--

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 29/06/2023 date of Registration is	Rs. 87,27,408/-
2	Cost incurred as on 29/06/2023 (based in the Estimated cost)	--
3	Work done in Percentage as on 29/06/2023 in % (as Percentage of the estimated cost)	--
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 87,27,408/-
5	Cost Incurred on Additional/Extra Items as on	--

29/06/2023 not included in the Estimated Cost (Annexure A)	
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Yours faithfully,

Datta R. Kare
BE(Civil), MTech(Indl Structures), MIE
TCP- SE/0003/2012
PWD-PWD/Engr./297/92
MIE-M-143008-9



MR. DATTA R. KARE (Engg)
TCP LIC. NO. SE/0003/2012
PWD REG. NO. PWD/Engr./297/92
FIE – F – 1258571
Chartered Engineer

* 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)

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