

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: 28-2-18

To

Ashray Real Estate Developers,
Office No-2, 2nd Floor,
Landscapeshire,
Near Caranzalem PO,
Caranzalem- Goa. 403 002

Subject: Certificate of Cost Incurred for Development of Camelotte for Construction of 1 building and 2 villas situated on the Plot bearing Survey no. 5/5 admeasuring **2,800** sq.mtrs of the Village Panchayat of Reis Magos, Bardez Taluka, Goa situated within the limits of the Village Panchayat Reis Magos bounded as under:-

On or towards the East : by property bearing Survey No. 5/7 and 15 of Village Reis Magos;

On or towards the West : by property bearing Survey No. 5/4 and 4-A of Village Reis Magos.

On or towards the North : by a Nalla and property bearing Survey No. 5/6 of Village Reis Magos;

On or towards the South : by property bearing Survey No. 5/14 of Village Reis Magos.

Being developed by Ashray Real Estate Developers

Ref: Goa RERA Registration Number

Sir,

I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA being 1

PARESH GAITONDE

GOVT. APPROVED VALUER
CHARTERED ENGINEER
RCC CONSULTANT

BT 15, Campal Trade Centre,
Nr. Military Hospital, Campal, Panaji - GOA.
Ph.: (0832) 2423647 Mob.: 9822102782.

Reg. No.: CC/T/PNJ/34AB/92(3)/2012-13
FIV 16439

Building and 2 Villas situated on the plot bearing bearing 5/5 admeasuring 2,800 sq.mtrs of the Village Panchayat of Reis Magos, Bardez Taluka, Goa situated within the limits of the Village Panchayat Reis Magos being developed by Ashray Real Estate Developers

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

- (i) Smt. Ashwini Ragha as Architect;
- (ii) Shri. Paresh Gaitonde as Structural Consultant
- (iii) M/s Sampath Kumar and Associates as MEP Consultant
- (iv) Shri. Paresh Gaitonde 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 **Paresh Gaitonde** being 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. 10,04,40,000.00 (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,61,43,500.00 (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

PARESH GAITONDE

B.E. (CIVIL), AMIE, FIV

GOVT. APPROVED
CHARTERED ENGINEER

RCC CONSULTANT

BT 15, Campal Trade Centre,

Nr. Military Hospital, Campal, Panaji - GOA.

Ph.: (0832) 2423627 Mob.: 9822102782.

Reg. No.: CC/PNJ/34AB/92(3)/2012-13

FIV 16439

the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Town and Country Planning Department is estimated at Rs 7,42,96,500.00 (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 (For Buildings)

Sr. No.	Particulars	
		Building
1	Total Estimated cost of the building as on 28-02-2018	6,46,00,000
2	Cost incurred as on (based on the Estimated cost)	2,26,10,000
3	Work done in Percentage (as Percentage of the estimated cost)	35%
4	Balance cost to be Incurred	4,19,90,000
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

TABLE A (FOR VILLA 1)

Sr. No.	Particulars	
		Villa 1
1	Total Estimated cost of the Villa 1 as on 28-2-18	95,50,000
2	Cost incurred as on	21,01,000
3	Work done in Percentage	22%

PARESH GAITONDE
 B.E. (CIVIL), AMIE, FIV
 GOVT. APPROVED VALUER
 CHARTERED ENGINEER
 RCC CONSULTANT
 BT 15, Campal Trade Centre,
 Nr. Military Hospital, Campal, Panaji - GOA.
 Ph.: (0832) 2423527 Mob.: 9822102782.
 Reg. No.: CCIT/PNJ/34AB/92(3)/2012-13
 FIV 16439

4	Balance cost to be Incurred	74,49,000
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

TABLE A (FOR VILLA 2)

Sr. No.	Particulars	
		Villa 2
1	Total Estimated cost of the Villa 2 as on 28-02-2018	95,50,000
2	Cost incurred as on 28-02-2018	14,32,500
3	Work done in Percentage	15%
4	Balance cost to be Incurred	81,17,500
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost	-

PARESH CAITONDE

B.E. (CIVIL), AMIE, FIV

GOVT. APPROVED VALUER

CHARTERED ENGINEER

RCC CONSULTANT

BT 15, Campal Trade Centre,

Nr. Military Hospital, Campal, Panaji - GOA.

Ph.: (0832) 2423527 Mob.: 9822102782.

Reg. No.: CCIT/PNJ/34AB/92(3)/2012-13

FIV 16439

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28-02-2018	Rs. 10,04,40,000.00
2	Cost incurred as on 28-02-2018	2,61,43,500.00
3	Work done in Percentage	26%
4	Balance cost to be Incurred	Rs.7,42,96,500.00
5	Cost Incurred on Additional / Extra Items as on 28-2-18 not included in the Estimated Cost (Annexure A)	-

PARESH GAITONDE
 B.E. (CIVIL), AMIE, FIV
 GOVT. APPROVED VALUER
 CHARTERED ENGINEER
 RCC CONSULTANT
 BT 15, Campal Trade Centre,
 Nr. Military Hospital, Campal, Panaji - GOA.
 Ph.: (0832) 2423527 Mob.: 9822102782
Reg. No.: CCIT/PNJ/34AB/92(3)/2012-13
FIV 16439