

M. V. S. Borkar & Associates

ARCHITECTS, ENGINEERS & VALUERS

301-302, RAYU CHAMBERS, ATMARAM BORKAR ROAD,
PANAJI, GOA 403 001. Telefax : 2225162, 2434810.

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)

Date: 18-04-2024

To,
**Mr. Rohan R. Kamat, POA holder of
Miramar SBI Employees Co-Op. Hsg. Society Ltd.,
501, Kamat Metropolis II, Behind Caculo Mall,
St. Inez, Panjim, Goa 403001
Mobile: 9822980269**

Sub.: Certificate of cost to be incurred for development on plot bearing chalta no. 12 of P. T. sheet no. 115 of City Survey, Panaji for the construction of one (1) building & allied works. The said plot admeasures 1,008.00 m² and has boundaries as follows: towards East - plot bearing chalta nos. 13 & 14 of P. T. sheet no. 115: towards West - public road; towards north - plot bearing chalta no. 45 of P. T. sheet no. 99; towards South - plot bearing chalta no. 16 of P. T. sheet no. 115, all within the limits of Corporation of the city of Panaji, Tiswadi taluka, Goa, The development will be carried out by Kamat Realty.

Ref.: New Registration with Goa RERA

Sir,

I, **Shailesh Manohar Borkar of M. V. S. Borkar & Associates**, have undertaken assignment of certifying estimated cost for the subject real estate project (and subsequently the cost of development / construction actually carried out at various stages) proposed to be registered under Goa RERA.

1. Following technical professionals are appointed by Owner / Developer:

- (i) Ar. Melville D'Souza as Architect
- (ii) Shailesh Manohar Borkar of M. V. S. Borkar & Associates as Structural Consultant
- (iii) Phiroze Karaka & Co as MEP Consultant
- (iv) Shailesh Manohar Borkar of M. V. S. Borkar & Associates as Quantity Surveyor*

2. We have estimated the cost of the completion, to obtain Completion Certificate, of the civil, MEP and allied works of the building 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 & Architect and the schedule of items & quantities for the entire work as calculated by us as quantity surveyor* appointed by the Developer, and the assumption of cost of material, labor & other inputs made by Developer, and the site inspection carried out by us.

3. We estimate the total estimated cost of completion of the building(s) of the aforesaid project under reference as **Rs. 9,44,55,000.00** (total of Tables A and B). The total estimated cost of project is with reference to civil, MEP and allied works required to be completed for the purpose of obtaining Occupation / Completion Certificate for the building(s) from the **North Goa Planning and Development Authority, Panaji** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at **Rs. 0.0** (total of Tables A and B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.

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5. The balance cost of completion of the civil, MEP and allied works of the building(s) of the subject project to obtain Occupation / Completion Certificate from **North Goa Planning & Development Authority, Panaji** is estimated at **Rs. 9,44,55,000.00** (total of Tables 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 Tables A and B below:

TABLE A

(To be prepared separately for each building / wing of the real estate project)

Project comprises of single building

Sr. No.	Particulars	Amounts
1.	Total estimated cost of the building & allied works as on 18/04/2024 (date of registration with RERA)	Rs. 9,44,55,000.00
2.	Cost incurred as on 18/04/2024 (based on the estimated cost)	Rs. NIL
3.	Work done in percentage (as percentage of the estimated cost)	0%
4.	Balance cost to be incurred (Based on estimated cost)	Rs. 9,44,55,000.00
5.	Cost incurred on additional / extra items as on 18/04/2024 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 18/04/2024 date of Registration is	Rs. NIL
2.	Cost incurred as on 18/04/2024 (based on the estimated cost)	Rs. NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance cost to be incurred (Based on Estimated Cost)	Rs. NIL
5.	Cost incurred on Additional/Extra items as on 18/04/2024 not included in the Estimated Cost (Annexure A)	Rs. NIL

Yours faithfully,



(SHAILESH MANOHAR BORKAR)
Reg No. SE/0040/2010

Note:

1. The scope of work is to complete the entire real estate project, as per drawings approved from time to time, so as to obtain Occupation / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent quantity surveyor, whose certificate of quantities calculated by him / her, 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 incase 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)**