

DEEPAK C. GHORPADE

B. E. M.I.E., F.I.V., C. ENGG. (INDIA)

CHARTERED ENGINEER & APPROVED VALUER

**CONSULTING CIVIL ENGINEER
& RCC DESIGNER**

LG-5, CHASE INTERNATIONAL, BEHIND HOTEL LA-PAZ,
VASCO-DA-GAMA, GOA - 403 802. MOB.: 9226924283

Ref. No.

Date :

FORM 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

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

To,
M/S Venture Building Dreams
Through Proprietor K. P. Yadav
House no. 148, Alto Dabolim,
Vasco da Gama ,
Goa Pin Code - 403802

Date:28.05.18

**Subject: Certificate of cost incurred for development of, "Safire Residency" Commercial/ Multi
Family Dwelling (Block A & B), at Dabolim Village of Mormugao Taluka, Property bearing , Survey No.
63/2,3 & 4 (part), Residential Project of building Project (GoaRERA Registration Number)
situated on the, demarcated by its boundaries (latitude and longitude of the end points)**

ON THE EAST : by property under survey no 56
ON THE WEST ; Existing 10 meter ODP Road
ON THE NORTH ;By the property bearing survey no 55/1
ON THE SOUTH ; survey no. 63/5 (part)

**of Division Village Dabolim Village of Mormugao Taluka and Sub District of Salcete , District of
South Goa, PIN 403711 admeasuring 1700 Sq. Mtrs. area being developed by M/s Venture
Building Dreams,**

Ref.: GoaRERA Registration Number _____

Sir,

**I Mr. Deepak Ghorpade have undertaken assignment of certifying Estimated Cost for the Subject
Real Estate Project proposed to be registered under Goa RERA, being a building Project (GoaRERA
Registration Number) situated on the Commercial/ Multi Family Dwelling (Block A & B),**


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TCP-SE/0014/2010
LG-5, Chase International, Behind Hotel La-paz -
Vasco-da-Gama, Goa 403 802

Dabolim Village of **Mormugao** Taluka , District of South Goa, PIN 403802, admeasuring 1700 Sq. Mtrs. area being developed by M/S. Venture Building Dreams

Following technical professionals are appointed by Owner / Promoter:-

- (i) Mr. Sandeep Sawant as L.S. / Architect;
- (ii) Shri .Deepak Ghorpade as Structural Consultant;
- (iii) M/s/Shri/Smt _____NA_____ as MEP Consultant;
- (iv) Shri .Bharat Singh Rajpoot as Site Supervisor/**engineer**

1. 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 byNA.....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.
2. We estimate **Total Estimated Cost** of completion of the building(s) of the aforesaid project under reference as **Rs 12,16,76,316/-** (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 **Mormugao Planning department authority , Vasco, Mormugao Taluka** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **Rs. 69, 94,114/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 **Mormugao Planning department authority , Vasco, Mormugao Taluka** (Planning Authority) is estimated at **Rs. 11,46,82,202/-** (Total of Table A and B).
5. 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:

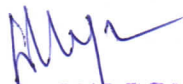

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TABLE A
Building / Wing bearing number-- "A"-- called "Safire Residency",
Residential/commercial Project

(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 07/06/2018 date of Registration	Rs. 10,47,07,040/-
2.	Cost incurred as on 07/06/2018 (based on the Estimated cost)	Rs. 53,41,041/-
3.	Work done in Percentage (as Percentage of the estimated cost)	5.10%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 9,93,65,999/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. _____NA___/-


TABLE B
Building / Wing bearing number-- "B"-- called "Safire Residency",
Residential/commercial Project
(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 07/06/2018 date of Registration	Rs.1,69,69,276/-
2.	Cost incurred as on 07/06/2018 (based on the Estimated cost)	Rs. 16,53,073/-
3.	Work done in Percentage (as Percentage of the estimated cost)	9.74%


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 I.G-5, Chase International, Behind Hotel La-07
 Vasco-da-Gama, Goa 403 802

- | | | |
|----|---|-------------------|
| 4. | Balance Cost to be Incurred
(Based on Estimated cost) | Rs. 1,53,16,203/- |
| 5. | Cost Incurred on Additional/Extra Items
As on.....not included in the
Estimated Cost (Annexure A) | Rs_____NA____/- |

Yours Faithfully


ULEPAK C. GHORPADE
B.E., M.I.E., F.I.V., C.ENG. (INDIA)
STRUCTURAL ENGINEER & APPROVED VALUER
PWD-ENG./370/84
TCP-SE/0014/2010
Signature of Engineer
Office of Engineer, Behind Hotel La-pa,
Vasco da Gama. Goa 403 802

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approval 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)