



**Dattaprasad Khalap**  
B.E. ( Civil)

CONSULTING ENGINEER

Cell : 9823523191

Office :- 0832 - 2266691

**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 :- 22/02/2018

To  
M/s C. M. Lobo constructions,  
A-503, 5<sup>th</sup> Floor, Saldanha,  
Business Tower, at Court Circle, Altinho  
Mapusa- Goa 503507,

**Subject:**

**Certificate of Cost Incurred for Development for Construction of Block 'A', Block 'B', Villa-1, Villa-2, Villa-3, Villa-4, Villa-5, Villa-6, of the project Serenidade Assagao, Situated on the Amalgamated Plot bearing of Survey No. 222/2B, 6 & 10B demarcated by its boundaries, to the East by Survey No. 222/10-A, to the West by village road, to the North by Survey No. 222/2 part to the South by Village road, of Assagao village of Bardez Taluka, District of North Goa, Pin 403507, Admeasuring 3196.00 sq. mts. Area being developed by C.M. Lobo Proprietor Mr. Casmiro Charles Mario Lobo.**

**Ref: Goa RERA Registration Number \_\_\_\_\_**

Sir,

I Mr. Dattaprasad Shetkhalap have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Block 'A, Block 'B' & Villa's (6 Nos.) situated on the plot bearing bearing Survey no. 222/2B, 6 & 10B at Assagao village panchayat Bardez taluka District North Goa, PIN 403507 admeasuring 3196.00 sq.mts. area being developed by **C.M. Lobo Proprietor Mr. Casmiro Charles Mario Lobo.**

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

(i) M/s Ulysis as L.S. / Architect ;



(ii) Mr. DattaprasadShetkhalap as Structural Consultant

(iii) M/s /Shri / Smt \_\_\_\_\_NIL\_\_\_\_\_ as MEP Consultant

(iv)Mr. Satish Bhangle 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

Mr. Satish Bhangle 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 .**7,15,40,950.00** ( 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 (TCP) Mapusa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,67,71,646.25** (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-Mapusa**(planning Authority) is estimated at Rs. **5,22,69,303.75**(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**

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

<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
1	Total Estimated cost of the building/wing as on _____ date of Registration is	<b>Rs. 1,89,77,625.00</b>
2	Cost incurred as on 22/02/18 (based on the Estimated cost )	<b>Rs. 37,95,525.00</b>
3	Work done in Percentage (as Percentage of the estimated cost )	<b>20 %</b>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<b>Rs. 1,51,82,000.00</b>
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	<b>NIL</b>

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

<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
1	Total Estimated cost of the building/wing as on _____ date of Registration is	<b>Rs. 1,37,73,825.00</b>
2	Cost incurred as on 22/02/18 (based on the Estimated cost )	<b>Rs. 61,98,221.25</b>
3	Work done in Percentage (as Percentage of the estimated cost )	<b>45 %</b>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<b>Rs. 75.75.603.75</b>
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	<b>NIL</b>



**Villa -01****(To be prepared****separately for each Building /Wing of the Real Estate Project)**

<b><u>Sr. No</u></b>	<b><u>Particulars</u></b>	<b><u>Amounts</u></b>
<b>1</b>	Total Estimated cost of the building/wing as on _____ date of Registration is	<b>Rs. 56,48,250.00</b>
<b>2</b>	Cost incurred as on 22/02/18 (based on the Estimated cost )	<b>N.A.</b>
<b>3</b>	Work done in Percentage (as Percentage of the estimated cost )	<b>N.A.</b>
<b>4</b>	Balance Cost to be Incurred (Based on Estimated Cost)	<b>N.A.</b>
<b>5</b>	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<b>N.A.</b>

**Villa -02****(To be prepared****separately for each Building /Wing of the Real Estate Project)**

<b><u>Sr. No</u></b>	<b><u>Particulars</u></b>	<b><u>Amounts</u></b>
<b>1</b>	Total Estimated cost of the building/wing as on _____ date of Registration is	<b>Rs. 56,48,250.00</b>
<b>2</b>	Cost incurred as on 22/02/18 (based on the Estimated cost )	<b>N.A.</b>
<b>3</b>	Work done in Percentage (as Percentage of the estimated cost )	<b>N.A.</b>
<b>4</b>	Balance Cost to be Incurred (Based on Estimated Cost)	<b>N.A.</b>
<b>5</b>	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<b>N.A.</b>



**Villa -03****(To be prepared****separately for each Building /Wing of the Real Estate Project)**

<b><u>Sr.</u></b> <b><u>No</u></b>	<b><u>Particulars</u></b>	<b><u>Amounts</u></b>
1	Total Estimated cost of the building/wing as on _____ date of Registration is	<b>Rs. 56,48,250.00</b>
2	Cost incurred as on 22/02/18 (based on the Estimated cost )	<b>N.A.</b>
3	Work done in Percentage (as Percentage of the estimated cost )	<b>N.A.</b>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<b>N.A.</b>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<b>N.A.</b>

**Villa -04****(To be prepared****separately for each Building /Wing of the Real Estate Project)**

<b><u>Sr.</u></b> <b><u>No</u></b>	<b><u>Particulars</u></b>	<b><u>Amounts</u></b>
1	Total Estimated cost of the building/wing as on _____ date of Registration is	<b>Rs. 56.48.250.00</b>
2	Cost incurred as on 22/02/18 (based on the Estimated cost )	<b>N.A.</b>
3	Work done in Percentage (as Percentage of the estimated cost )	<b>N.A.</b>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<b>N.A.</b>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<b>N.A.</b>



**Villa -05****(To be prepared****separately for each Building /Wing of the Real Estate Project)**

<b><u>Sr.</u></b>	<b><u>Particulars</u></b>	<b><u>Amounts</u></b>
<b>1</b>	Total Estimated cost of the building/wing as on _____ date of Registration is	<b>Rs. 56,48,250.00</b>
<b>2</b>	Cost incurred as on 22/02/18 (based on the Estimated cost )	<b>Rs. 33,88,950.00</b>
<b>3</b>	Work done in Percentage (as Percentage of the estimated cost )	<b>60 %</b>
<b>4</b>	Balance Cost to be Incurred (Based on Estimated Cost)	<b>Rs. 22,59,300.00</b>
<b>5</b>	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<b>N.A.</b>

**Villa -06****(To be prepared****separately for each Building /Wing of the Real Estate Project)**

<b><u>Sr. No</u></b>	<b><u>Particulars</u></b>	<b><u>Amounts</u></b>
<b>1</b>	Total Estimated cost of the building/wing as on _____ date of Registration is	<b>Rs. 56,48,250.00</b>
<b>2</b>	Cost incurred as on 22/02/18 (based on the Estimated cost )	<b>Rs. 33,88,950.00</b>
<b>3</b>	Work done in Percentage (as Percentage of the estimated cost )	<b>60 %</b>
<b>4</b>	Balance Cost to be Incurred (Based on Estimated Cost)	<b>Rs. 22,59,300.00</b>
<b>5</b>	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<b>N.A.</b>



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

<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	<b>Rs. 49,00,000.00</b>
2	Cost incurred as on 22/02/2018 (based on the Estimated cost )	<b>N.A.</b>
3	Work done in Percentage (as Percentage of the estimated cost )	<b>N.A.</b>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<b>N.A.</b>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the estimated Cost (Annexure A)	<b>N.A.</b>

Yours Faithfully



DATTAPRASAD S. KHALAP  
BE(CIVIL)  
CONSULTING ENGINEER  
TCP/Regd No: SE/25