



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: 31.12.19

To,
S. N. Associates & Builders Pvt. Ltd.
SN CLASSIC, Near Holy Spirit School,
Margao – Curtorim Road, Borda,
Margao Goa.,

Subject: Certificate of cost Incurred for development of project "MONTEVILLE" for construction 3 nos. of Villas situated on plot bearing chalta No. 71 of P.T. Sheet No.-178 demarcated by its boundaries:

North : By the road that goes to the Monte de Nossa Senhora de Piedade;

East : By the road that goes to the Monte de Nossa Senhora de Piedade:

South : By part of the property surveyed under Chalta No. 69/70 of P.T. Sheet No. 178;

West : By part of the property surveyed under Chalta No. 69/70 of P.T., Sheet No. 178;

Of ward No. 12 of Margao taluka Salcete District South Goa Pin 403601 and admeasuring 1270 sq. mts area being developed by S. N. Associates & Builders Pvt. Ltd.

Ref: Goa RERA Registration Number Submitted for Registration

Sir,

I, Engr. Prakash L. Kamat partner of Firm M/s. Ramesh Kamat & Associates have undertaken assignment of certifying Estimated cost for the Subject Real Estate Project

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proposed to be registered under Goa RERA, being **3 Villas** situated on the plot bearing Chalta No. 71 of P.T. Sheet No. – 178 of ward no. 12 of Margao Taluka Salcete District South Goa Pin 403601 and admeasuring 1270 Sq. mts. area being developed by **S. N. Associates & Builders Pvt. Ltd.,**

- 1) Following technical professionals are appointed by Owner/Promoter:-
 - (i) Shri Prakash L. Kamat as L.S. Architect
 - (ii) Shri Engr. Prakash L. Kamat as Structural Consultant
 - (iii) Shri Rajesh Kuwelkar as MEP Consultant
 - (iv) Shri Niwas Desai 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 **Villas** 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 Niwas Desai** quantity Surveyor* appointed by **S. N. Associates & Builders Pvt. Ltd.,** 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 **3 Villas i.e. Villa 1, Villa 2 & Villa 3** of the aforesaid project under reference as Rs. **3,60,95,550.00** (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 **Villa no. 1, Villa no. 2 & Villa no. 3** from the **South Goa Planning and 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. **1,56,41,405.00** (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 the Villas of the subject project to obtain Occupation Certificate / Completion Certificate from the South Goa Planning and Development Authority is estimated at Rs. **2,04,54,145.00** (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

Villa bearing Number: **Villa 1** in the project.
(To be prepared for each building / Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Villa No. 1 as on 01/08/2019 date of Registration is	Rs. 1,20,31,850.00
2	Cost incurred as on _____ (Based on the Estimated cost)	Rs. 50,53,377.00
3	Work done in Percentage (As Percentage of the estimated cost)	42 %
4	Balance Cost to be incurred (Based on estimated Cost)	Rs. 69,78,473.00
5	Cost Incurred on Additional / Extra Items as on 01/08/2019 not included in the Estimated Cost (Annexure A)	Rs. Nil



TABLE - A

Villa bearing Number: **Villa 2** in the project
(To be prepared for each building / Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Villa No. 2 as on 01/08/2019 date of Registration is	Rs. 1,20,31,850.00
2	Cost incurred as on _____ (Based on the Estimated cost)	Rs. 52,94,014.00
3	Work done in Percentage (as Percentage of the estimated cost)	44 %
4	Balance Cost to be incurred (Based on estimated Cost)	Rs. 67,37,836.00
5	Cost Incurred on Additional / Extra Items as on 01/08/2019 not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE - A

Villa bearing Number: **Villa 3** in the project
(To be prepared for each building / Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Villa No. 3 as on 01/08/2019 date of Registration is	Rs. 1,20,31,850.00
2	Cost incurred as on _____ (Based on the Estimated cost)	Rs. 52,94,014.00
3	Work done in Percentage (as Percentage of the estimated cost)	44 %
4	Balance Cost to be incurred (Based on estimated Cost)	Rs. 67,37,836.00
5	Cost Incurred on Additional / Extra Items as on 01/08/2019 not included in the Estimated Cost (Annexure A)	Rs. Nil

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TABLE - B

(To be prepared for the entire registered phase of the Real Estate Project 3 Villas i.e. Villa No. 1, Villa No. 2 & Villa No. 3)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 01/08/2019 Date of Registration is	Rs. 13,74,690.00
2	Cost incurred as on 01/08/2019 (Based on the Estimated cost)	Rs. Nil
3	Work done in Percentage (As Percentage of the estimated cost)	Nil % (i.e. 0 %)
4	Balance cost to be Incurred Cost Incurred on Additional/ Extra Items as on 01/08/2019 not included in the Estimated Cost (Annexure A)	Rs. NIL

Yours Faithfully

Signature of Engineer

(Licence No)

PRAKASH L. KAMAT
E. M.I.E., F.I.V.
PWD Reg. No. 159
C.P.D. (STRUCT.) **ENG.**
No SE/0053/2010




ANNEXURE A

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No	Particulars	Amounts
	Nil	Nil

*Note

1. Estimate is purely of construction cost, does not include land cost, plot development, licensing approvals etc.
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. External development includes retaining walls for compound wall, compound wall, road works, landscape works and common utilities.
4. All components of work with specifications are indicative and not exhaustive.


PRAKASH L. KAMAT
B.E., M.I.E., F.I.V.
PWD Reg. No. 159
T.C.P.D. (STRUCT.) ENG.
No. SE/0053/2010