

FORM-3
See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

Date: 28-11-2020

To,

Milroc Good Earth Developers,
501, Fifth Floor, Milroc Lar Menezes,
S. V. Road, Panaji, Goa.

Subject: Certificate of Cost Incurred for **Re-development of Adarsh Co-op. Housing. Society Ltd.** for Construction of **6 Buildings** of the "**Adarsh Co-op housing society limited, a project by Milroc Good Earth Developers**" situated on the Property bearing **Chalta No. 5 to 19, 36 P.T.S. No. 143**, City survey Panaji-Goa demarcated by its boundaries

On the North: By 25 meters wide road and by an access

On the South: By properties bearing P.T. Sheet No. 143 Chalta No. 30 and 31 of the city survey, Panaji, Goa

On the East: By properties bearing P.T. Sheet No. 143 Chalta No. 20 and 27 of the city survey, Panaji, Goa.

On the West: By properties bearing survey No. 3/1, 3/2 and 3/4 of the village Taleigao, Tiswadi, Goa.

Of Municipal Corporation of the city of Panaji, taluka **Tiswadi**, District North Goa, PIN **403001**, admeasuring **6887.00 Sq.mts.** area being developed by **Milroc Good Earth Developers.**

Ref: Goa RERA Registration Number _____

Sir,

I, Viraj S. Kunkoliencar, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 6 Buildings of the Project **Adarsh Co-operative Housing Society Limited** situated on the Property bearing **Chalta No. 5 to 19, 36 P.T.S. No. 143**, City survey Panaji-Goa, Tiswadi taluka, Goa, admeasuring **6887.00sq.mts.** area being developed by Milroc Good Earth Developers.



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B.E. (CIVIL)
PROFESSIONAL ENGINEER
Reg. No : ER / 0001 / 2016
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1. Following technical professionals are appointed by Owner / Promoter:-
 - (i) Shri. Sumit Kumath as Architect;
 - (ii) Shri. G.A. Bilare as Structural Engineer;
 - (iii) M/s MEP System Solutions Pvt. Ltd. as MEP Consultant;
 - (iv) Shri. Viraj S. Vaingankar 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 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. 69,50,00,000/-** (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 **Greater Panaji, Planning and Development Authority, Goa**, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented. The Estimated Cost Incurred till date is calculated at **Rs_____/-** (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 **Greater Panaji, Planning and Development Authority, Goa**, (Planning Authority) is estimated at **Rs_____/-** (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-1Building /Wing bearing Number **TOWER A**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02-12-2020 date of Registration is	Rs.10,03,24,192.30 /-
2	Cost incurred as on 02-12-2020 (based on the Estimated cost)	Rs. /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. /-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA


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TABLE A-2Building /Wing bearing Number **TOWER B**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02-12-2020 date of Registration is	Rs. 9,88,81,787.98 /-
2	Cost incurred as on 02-12-2020 (based on the Estimated cost)	Rs. /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. /-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA


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TABLE A-3

Building /Wing bearing Number **TOWER C**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 9,88,81,787.98/-
2	Cost incurred as on (based on the Estimated cost)	Rs. /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

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TABLE A-4

Building /Wing bearing Number **TOWER D**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02-12-2020 date of Registration is	Rs. 10,03,24,192.30/-
2	Cost incurred as on 02-12-2020 (based on the Estimated cost)	Rs./-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs./-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA


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TABLE A-5

Building /Wing bearing Number **TOWER E**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02-12-2020 date of Registration is	Rs. 9,34,56,251.53/-
2	Cost incurred as on 02-12-2020 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

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TABLE A-6

Building /Wing bearing Number **TOWER F**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02-12-2020 date of Registration is	Rs. 9,88,81,787.98/-
2	Cost incurred as on 02-12-2020 (based on the Estimated cost)	Rs. /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

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TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 10,42,50,000/-
2	Cost incurred as on (based on the Estimated cost)	Rs. /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA


VIRAJ S. KUNKOLIENCAR
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Yours Faithfully

(Licence No. ER/0001/2016)


VIRAJ S. KUNKOLIENCAR
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Note

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