

DATTAPRASAD J.S.BORKAR

M.E.(CIVIL)
Civil/Structural Engineer

G.H. NO.65/J, Arlem, Goa

FORM 3

ENGINEER'S CERTIFICATE

Date: 12/01/2023

To,

M/s. Victorino Luxury Homes Private Limited
178, SH-2, Verna,
South Goa, Goa-403722

Subject: Certificate of Percentage of Completion of Construction Work of residential row villa building project situated on the plot bearing Survey No 499/2-B, 499/2-C & 499/2-D, demarcated by its boundaries by plot bearing Survey No 499/1, 499/2-A to the North, by plot bearing Survey No 499/2, 3, & 4 to the South, by plot bearing Survey No 498/1 to the East and by Public road to the West, at Curtorim Village, Taluka and Sub Dist Salcete, District South Goa, Goa PIN 403709 admeasuring 2022.16 Sq. mtrs (proportionate), area being developed by M/s. Victorino Luxury Homes Private Limited.

Ref.: Goa RERA Registration Number: Applied

Sir,

I MR. DATTAPRASAD BORKAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, a residential row villa building project situated on the plot bearing Survey No. 499/2-B, 499/2-C & 499/2-D, at Curtorim Village, Taluka and Sub Dist Salcete, District South Goa, Goa PIN 403709 admeasuring 2022.16 Sq. mtrs (proportionate), area being developed by M/s. Victorino Luxury Homes Private Limited.

1. Following technical professionals are appointed by Owner / Promoter :
 - (i) Shri MR. DATTAPRASAD BORKAR as Architect;
 - (ii) Shri MR. DATTAPRASAD BORKAR as Structural Consultant;
 - (iii) M/s/Shri/Smt -NA- as MEP Consultant;
 - (iv) Shri. -NA- as Site Supervisor
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 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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 4,04,43,200.00/- (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 Dy. Town Planner, Town and Country Planning Dept, Salcete, Goa being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
 4. The Estimated Cost Incurred till date is calculated at Rs 5,00,000/- (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 Dy. Town Planner, Town and Country Planning Dept, Margao, Salcete, Goa (Planning Authority) is estimated at Rs. 3,99,43,200/- (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

(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 4,04,43,200.00/- As on 12/01/2023 date of Registration	Rs.
2.	Cost incurred as on 12/01/2023 (Based on the estimated cost)	Rs. 5,00,000/-
3.	Work done in Percentage (As Percentage of the estimated cost)	00 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.3,99,43,200/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs _____ NA ___/-

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 4,04,43,200.00/- Development Works including amenities and Facilities in the layout as on 12/01/2023 date of Registration	Rs.
2.	Cost incurred as on 12/01/2023 (Based on the estimated cost)	Rs.5,00,000/-
3.	Work done in Percentage (As Percentage of the estimated cost)	00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 00/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. NA/-

Yours Faithfully



DATTAPRASAD J.S. BORKER

M.E.(CIVIL)

Civil / Structural Engineer

PCP Reg. No. S BE/004/2016
PWD Reg. No. PWD/ENGR/1027/2016

Signature & Name (IN BLOCK LETTERS) of Architect

Town and Country Planning Department Reg. No : SE/0004/2016