

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

**ENGINEER'S CERTIFICATE**

Date: 21/02/2018

To,  
Walker Estate LLP,  
6/194, Kobrevaddo ,  
Calangute Bardez -  
North Goa , Goa.

**Subject:** Certificate of Cost Incurred for Development of The Walker Estate for Construction of **01 building A & B Wing** of the entire Phase situated on the Plot Bearing Survey no. 232/26, 232/27, & 232/30 demarcated by its boundaries 232/23 to the North 235/1 ( part), 235/3 & 235/4 to the South 232/28 to the East 232/25 & Public road to the West of Ward 10 Village Calangute , Taluka Bardez – District- North Goa, PIN. 403516 Admeasuring **3900 sq.mts.** Area being developed by **Walker Estate LLP.**

Ref: Goa RERA Registration Number Not Allotted

Sir,

I Vishwas N. Kotkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being **01 Building A & B Wing** Phase situated on the plot bearing Survey no.232/26, 232/27, & 232/30, of Ward 10 , village Calangute, Taluka Bardez, District -North Goa ,PIN 403516 admeasuring **3900 sq.mts.** area being developed by **Walker Estate LLP.**

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

- I. Shri .Kundan A Prabhu as Architect ;
- II. Shri . Vishwas N. Kotkar as Structural Consultant.
- III. M/s. Tech Consultancy Services for Plumbing & as MEP Consultant.
- IV. Ampower Consultancy Services for Electrical.

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 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 Structural Consultant 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 of the aforesaid project under reference as **Rs . 25.43 Cr.** 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 from the Village Panchayath Calangute /NGPDA Panjim being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 9.093Cr.** 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 of the subject project to obtain Occupation Certificate / Completion Certificate from Village Panchayath Calangute /NGPDA Panjim (planning Authority) is estimated at **Rs. 16.34 Cr.**

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 as on ..... date of Registration is	Rs. - N.A
2	Cost incurred as on ..... (based on the Estimated cost )	Rs. N.A
3	Work done in Percentage (as Percentage of the estimated cost )	N.A
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. N.A
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. N.A

**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 Development Works including amenities and Facilities in the layout as on 21/02/2018 date of Registration is	Rs. 25.43 Cr. /-





2	Cost incurred as on 21/02/2018 (based on the Estimated cost )	Rs. 9.093Cr. /-
3	Work done in Percentage (as Percentage of the estimated cost )	36 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.16.34 Cr./-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. N.A

Yours Faithfully



Signature of Engineer

**VISHWAS N. KOTKAR**  
B.E. CIVIL  
Structural Design Engineer  
PWD/ENCG/423/95  
MC/ENGG/  
Licence No: ER/0015/2011

Vishwas N. Kotkar

(Licence No Reg. No: -ER/0015/2011)

### 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
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)



**VISHWAS N. ADIKAR**  
B.E. CIVIL  
Structural Design Engineer  
PWD/ENCG/423 95  
MC/ENGG/  
CP No. MC ER/1015/2015