

SALEEM ALI SHAH

CONSULTING ENGINEER

OFFICE : SHAH RUKMINI NIWAS , THIRD FLOOR , BEHIND MODELS RESIDENCY , NEAR GOVT.QTRS, MORGAD WADO
, ST.INEZ, PANAJI ,TISWADI,GOA ,403001 , PH.NO.9422062839

Ref: 01/2019

Dated :04/10/2019

FORM -3

See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

To,
Shaikh Kutboddin,
Proprietor,
M/s Usman Enterprises
Off. FF-7,1st Floor, Velho Trade Centre,
Panaji-Goa.

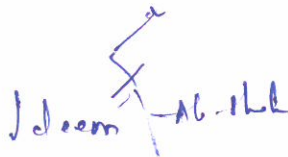
Subject : Certificate of percentage of completion of construction work of Proposed building known as " **KEYNAZ APARTMENTS**" situated in the plot bearing survey no. 17/4, of the said Property identified as Plot " G "Admeasuring an area of 667 sq.mts. being part of larger property known as " **GAUNCHEM BATA** " of the Village Morambi-o-Pequeno, within jurisdiction of Village Panchayat of Mercas ,Tiswadi-Goa, demarcated by its boundaries by To the North : by the public road. To the South : by Partly by the Plot " F " of the Larger property surveyed under survey no. 17/1 & partly by the Plot " H " surveyed under no.17/3. To the East: by the Plot "F " of the Larger property ,surveyed under no. 17/1. To the West: by the Plot " H " of the Larger property,surveyed under no. 17/3., Taluka Tiswadi ,District North Goa, PIN no. 403006, being Developed by Shaikh Kutboddin , Proprietor of M/s. **Usman Enterprises**.

Ref:- TCP Registration no. ER/OO58/2010

Sir,

I, **Saleem Ali Shah** , have undertaken assignment of certifying estimated cost for the subject Real Estate Project proposed to be registered under Goa RERA, being, **KEYNAZ APARTMENTS**, situated on the plot bearing survey no. 17/4, of the said property identified as plot " G " ,admeasuring an area of 667 sq.mts. being part of the Larger propert Known as "GAUNCHEM BATA " of the village Morambi-O-Pequeno, of Mercas Panchayat-Tiswadi-Goa,District North Goa, Pin 403006 ,being developed by Shaikh Kutboddin , Proprietor of M/s. **Usman Enterprises**.

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1. Following Technical Professionals are appointed by owner/ promoter:-

- i) Shri. **Ashish G. Usgaonkar**- Architect:
- ii) Shri. **Jitendra M. Gaonkar** as Structural Consultant
- iii) Shri. **Saleem Ali Shah** as MEP Consultant.
- iv) Shri. **Ramchand Sawant wadikar** as Site Supervisor.

2. I 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 my estimated cost calculations are based on the drawings/ plans made available to me for the project under reference by the Developer and consultants and the schedule of items and quantity for the entire work as calculated by me and the assumption of the cost of materials, labour and other inputs made by Developer, and the site inspection carried out by me.
3. I estimated total estimated cost of completion of the building of the aforesaid project under reference as Rs **1,87,60,922/- (Rupees One crore Eighty Seven lakhs sixty thousand nine hundred and twenty two only)** . 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 & Country Planning Department, Tiswadi-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 **29,21,570/- (Rupees Twenty Nine lakhs twenty one thousand five hundred and seventy only)**.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 the town & country planning department, Tiswadi-Goa is estimated at Rs **1,58,39,352/- (One Crore Fifty eight lakhs thirty nine thousand and three hundred and fifty two only)**.
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:

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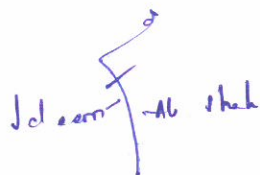

Saleem Ali Shah

TABLE A

Building KEYNAZ APARTMENTS .

Sr.No.	Particulars	Amount
1	Total Estimated cost of the building as on 4/10/19 Date of Registration is	Rs1,87,60,922/-
2	Cost incurred as on 4/10/19	Rs 29,21,570/-
3	Work done in Percentage	15.57 %
4	Balance Cost to be Incurred	Rs1,58,39,352/-
5	Cost incurred on additional/Extra Items.	To be specified at later date as per client requirements on Extra items

TABLE B

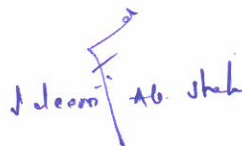
Building KEYNAZ APARTMENTS.

Sr.No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 4/10/19 Date of registration is	Rs.24,45,000/-
2	Cost incurred as on 4/10/19 (on Septic tank)	Rs. 2,50,000/-
3	Work done in Percentage 4/10/19	10.22%
4	Balance Cost to be Incurred	Rs.21,95,000/-
5	Cost Incurred on additional/Extra Items.	To be specified at later date as per client requirements on Extra items

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.

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A. B. Shah

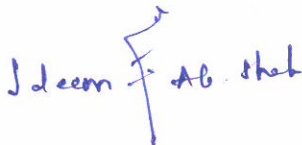
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent quantity surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of Independent quantity surveyor being appointed by the developer, the name has to be mentioned at the place 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)

The above said extra items as per Annexure A shall be incorporated at later date based on change of specifications as required by the Flats/Shop Purchasers.

Yours faithfully,



(Saleem Ali Shah)

**Saleem Ali Shah
B.E. Civil/LLB
Reg.No. ER/0058/2010
TCP-GOA**

B. E. Civil
REG. NO. ER/0058/2010.