



Pravin D. Shet & Associates
Consulting Civil Engineers

Ref: ESTCOST/MARIO/CER/2024/F3-40

Date:

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:


To,
Mario Fernandes and Co
6, Comunidade Ghor, 2nd Floor,
Angod, Mapusa, Goa 403506

Subject: Certificate of Cost Incurred for Development of building Construction Work of **PIOS ANNEXE**, Project situated on the plot bearing PTS No 52, Chalta No. 51A, demarcated by its boundaries (latitude and longitude of the end points) to the North proposed 20.0m wide road, to the south by proposed 6m wide road ,to the East by property bearing chalta no 51A of PT Sheet no 52, to the West by proposed 10m wide road , Located at Mapusa, Bardez Taluka, North-Goa District PIN 403507 admeasuring 1224.0 Sq.mts. area being developed by (Mario Fernandes)

Ref: Goa RERA Registration Number (New Application)

Sir,

I Mr. Pravin Damodar Shet have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to the registered under Goa RERA, being 1 Building situated on the plot bearing PTS No 52, Chalta no 51A. located at Mapusa ,Bardez Taluka, North-Goa District PIN 403507 admeasuring 1224.00 Sq.mts. area being developed by (Mario Fernandes)


PRAVIN D. SHET
B. E. CIVIL, PGDCCS, MIE
Civil & Str. Consultants
Professional Engineer
Reg. No.: ER/0065/2010

Following technical professionals are appointed by owner / promoter:-

- (i) M/s Anjali Malhotra as L.S. / Architect;
- (ii) Mr. Pravin Damodar Shet as Structural Consultant
- (iii) M/s / Shri/ Smt as MEP Consultant
- (iv) Shri Amit Velip as senior site Engineer*

1. 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 quality for the entire works as calculated by Mr. Pravin Damodar Shet 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.
2. We estimate Total Estimated cost of completion of the building(s) of the aforesaid project under reference as Rs. 7,72,55,425/- (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 NGPDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. NIL (Total of Table A and B) the amount of Estimated Cost incurred is calculated on the base of amount of Total Estimate 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 NGPDA (Planning Authority) is estimated at Rs. 7,72,55,425/- (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 to this certificate is given in Table A and B Below.


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TABLE A

Building/ wing bearing Number **Block A** or called _____

(To be prepared separately for each Building/ Wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1.	Total Estimate cost of the building / wing as on _____ date of Registration is	Rs. 5,59,90,675/-
2.	Cost incurred as on _____ (Based on the Estimate cost)	Rs. NA ___/-
3.	Work done in Percentage (as percentage of the Estimated cost)	NA ___%
4.	Balance Cost to be Incurred (Based on Estimate Cost)	Rs. 5,59,90,675/-/-
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	Amount
1.	Total Estimate cost of the Internal and External Development Works including amenities and Facilities in the layout as on 20/01/2024 date of Registration is	Rs 36,39,400/-
2.	Cost incurred as on 20/01/2024 (based on the Estimated Cost)	Rs. NIL/-
3.	Work done in Percentage (as percentage of the Estimated cost)	Nil_%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 36,39,400/-
5.	Cost Incurred on Additional/ Extra Items as on 20/1/24 not included in the Estimated Cost (Annexure A)	Rs. Nil/-


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TABLE A

Building/ wing bearing Number **Block B** or called _____

(To be prepared separately for each Building/ Wing of the Real Estate Project)

Sr. No.	Particulars	Amount
6.	Total Estimate cost of the building / wing as on _____ date of Registration is	Rs. 1,65,49,650/-
7.	Cost incurred as on _____ (Based on the Estimate cost)	Rs. NA___/-
8.	Work done in Percentage (as percentage of the Estimated cost)	NA___%
9.	Balance Cost to be Incurred (Based on Estimate Cost)	Rs. 1,65,49,650/-
10.	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	Amount
6.	Total Estimate cost of the Internal and External Development Works including amenities and Facilities in the layout as on 20/01/2024 date of Registration is	Rs. 10,75,700/-
7.	Cost incurred as on 20/01/2024 (based on the Estimated Cost)	Rs. NIL/-
8.	Work done in Percentage (as percentage of the Estimated cost)	Nil_%
9.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,75,700/-
10.	Cost Incurred on Additional/ Extra Items as on 20/1/24 not included in the Estimated Cost (Annexure A)	Rs. Nil/-

Your Faithfully

Mr. Pravin Damodar Shet

Signature of Engineer

(Licence No.....**PRAVIN D. SHET**)

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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. (*) quality survey can be done by office of Engineer or can be done by an independent Quality Surveyor, whose certificate of quality calculated can be relied upon by the Engineer. In Case of independent quality surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quality are being calculated by office of Engineer, the name of the person in the office Engineer, who is responsible for the quality 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 quality 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)


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Estimate selling prices of PIO'S ANNEXE
Chalta no 51A of PT Sheet no 52 of Mapusa City
MARIO FERNANDES & CO. - PIOS ANNEXE

NUMBER	Number	carpet Area	area of exclusive balconies	total area	selling price per sq m2	VALUE
BLOCK A						
shop	1	75	0	75	400000	30000000
	2	75	0	75	400000	30000000
	3	23.5	0	23.5	0	0
	4	23.5	0	23.5	0	0
Flats 1st Floor	101	61.5	20.2	81.7	80000	6536000
	102	56.1	12.6	68.7	80000	5496000
	103	61	12.6	73.6	80000	5888000
	104	74.3	16.6	90.9	80000	7272000
	201	61.5	20.2	81.7	80000	6536000
	202	56.1	12.6	68.7	80000	5496000
	203	61	12.6	73.6	80000	5888000
	204	74.3	16.6	90.9	80000	7272000
block B				0		
Ground	B 001	91	19.88	110.88	0	0
First	B 101	91	19.88	110.88	0	0
Second	B 201	91	19.88	110.88	0	0
TOTAL				1159.44		


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