

Pascoal Barbosa Noronha

B.SC. B.E.(Civil) M.IE, F.ICI, M.ASCE(I.S), M.ACI(I.C)

Chartered Engineer (I)

Registered Valuer

Ashok Building, Near Bank of India,

Margao- Goa.

Ph. (0832) 2737027, 9822123497

Email: pascoalbnoronha@gmail.com

Form 3

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

ENGINEER'S CERTIFICATE

Date :30/11/2017

To

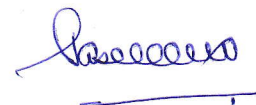
Models Leisure Ventures,
7th Floor, Karim Mansion,
Behind Goa Pharmacy College,
St. Inez, Panjim,
Goa 403 001.

Subject: Certificate of Cost Incurred for Development of Models Avalon, 5 buildings situated in portion A of Plot bearing S. No. 102/1 (part) demarcated by its boundaries (latitude and longitude of then points) on the East by the public road, on the west by the remaining part of property bearing Survey No.102/1, on the North by property bearing Survey No.103/6 and by remaining part of the property bearing Survey No.102/1 and on the South by remaining part of the property bearing Survey No.102/1 and further by road, Situated at Village, Panchayat Taleigao, Tiswadi Taluka, North Goa District Pin 403002 Admeasuring 3910.00sq.meters. area being developed by Models Leisure Ventures.

Ref: Goa RERA Registration Number _____

Sir,

I have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 5 buildings situated in portion A of Plot bearing S. No. 102/1 (part) demarcated by its boundaries (latitude and longitude of then points) on the East by the public road, on the west by the remaining part of property bearing Survey No.102/1, on the North by property bearing Survey No.103/6 and by remaining part of the property bearing Survey No.102/1 and on the South by remaining part of the property bearing Survey No.102/1 and further by road, Situated at Village, Panchayat Taleigao, Tiswadi Taluka, North Goa District Pin 403002 Admeasuring 3910.00sq.meters. area being developed by Models Leisure Ventures.



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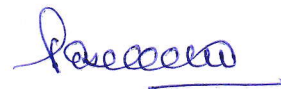
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1. Following technical professionals are appointed by Owner/Promoter :
 - (i) Shri Amaro Fernandes as L.S. / Architect;
 - (ii) Shri Pascoal Barbosa Noronha as Structural Consultant;
 - (iii) M/s/Shri/Smt _____ NA _____ as MEP Consultant;
 - (iv) Shri Makarand Bhogale as Site Supervisor
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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.24,36,93,320/-** (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 North Goa Planning & Development Authority, Mala, Panaji, 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.15,20,25,357/-** (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 North Goa Planning & Development Authority, Mala, Panaji, Goa (planning Authority) is estimated at **Rs.9,16,67,963/-** (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:



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Table A

Building called as “Models Avalon”

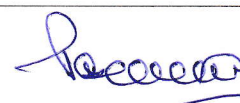
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/11/2017 date of Registration is	Rs.20,96,43,320/-
2	Cost incurred as on 30/11/2017 (based on the Estimated cost)	Rs.14,15,09,241/-
3	Work done in percentage (As percentage of the estimated cost)	67.50%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs.6,82,34,079/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	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 30/11/2017 date of Registration is	Rs.3,40,50,000/-
2	Cost incurred as on 30/11/2017 (Based on the Estimated cost)	Rs.1,05,16,116/-
3	Work done in percentage (As percentage of the estimated cost)	30.88%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs.2,35,33,884/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	N.A.



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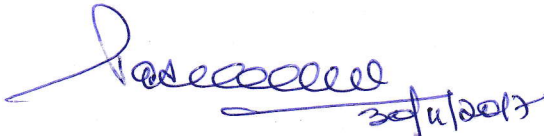
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Pascoal B. Noronha

B.Sc., B.E.(Civil), M.I.E.(I)

Consulting Civil Engineer

Ashok Building, Margao,

Goa. Tel.: 2735833,

Reg. No.: ER/0077/2010

SE/0032/2010

Yours faithfully,

Signature of Engineer

(Licence No. SE/0032/2010)

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 Survey or, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity survey or 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 about, 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 specification sere in dilative and note exhaustive.

Annexure A

List of Extra/Additional Items executed with cost

(Which were not part of the original Estimate of Total Cost)