

**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:20/06/2019

To,  
M/s SANCOALE DEVELOPERS,  
S-23, First Floor, Karma Point,  
Vasco da Gama, Goa- 403 802

Sub: Certificate of Cost incurred for Development of SD ZANITA HEIGHTS for construction of 01 building(s) situated on the plots bearing Chalta No. 169-A and 171 of P.T. Sheet No. 171 demarcated by its boundaries (latitude and longitude of the end points) 15.385422, 73.815141 to the North, 15.385193, 73.814946 to the South, 15.385290, 73.814402 to the East & 15.385606, 73.814515 to the West of the city of Vasco da Gama, Taluka Mormugao District South Goa PIN 403802 admeasuring 2910 sq. mts. area being developed by M/s Sancoale Developers.

Ref: Goa RERA Registration Number .....

Sir,

I, DEEPAK C. GHORPADE, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being 01 Building(s) situated on the plots bearing Chalta No. 169-A and 171 of P.T. Sheet No. 171, of the city survey of Vasco da Gama, Taluka Mormugao, District North Goa PIN 403802 admeasuring 2910 sq. mts. Area being developed by M/s Sancoale Developers:

- Following technical professionals are appointed by Owner/Promoter:
  - M/s ULYSIS & Arch. Sandeep Sawant as L.S./Architects.
  - Shri. DEEPAK C. GHORPADE as Structural Consultant.
- 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 by the quantity

DEEPAK C. GHORPADE  
B.E., M.I.E., F.I.V. C.ENG. (INDIA)  
STRUCTURAL ENGINEER & APPROVED VALUER  
PWD-ENG./376/94  
TCP-SE/0014/2010  
Vasco-da-Gama, Goa 403 802

  
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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. 8,00,00,000/- (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 MPDA, Vasco being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. 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 Estimated Cost.
5. The Balance cost of Completion of Civil, MEP and allied works of the Building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from Mormugao Municipal Council, Vasco (planning Authority) is estimated at Rs. 8,00,00,000/- (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**

Building/~~Wing bearing Number~~ 01 or called SD ZANITA HEIGHTS  
(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 29/03/2018	80,000,000.00
2	Cost incurred as on 19/06/2019 (based on Estimated Cost)	0.00
3	Work done in Percentage (as Percentage of Estimated Cost)	0.00
4	Balance Cost to be incurred (Based on Estimated Cost)	80,000,000.00
5	Cost incurred on Additional/ Extra Items as on 29/03/2018 not included in the Estimated Cost (Annexure A)	Nil

  
**DEEPAK C. GHORPADE**  
 B.E., M.I.E., F.I.V., C.ENG. (INDIA)  
 STRUCTURAL ENGINEER & APPROVED VALUER  
 PWD-ENG./376/94  
 TCP-SE/0614/2010  
 LG-5, Chase International, Behind Hotel La-paz  
 Vasco-da-Gama, Goa 403 802

**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 29/03/2018 date of Registration is	80,000,000.00
2	Cost incurred as on 29/03/2018 (based on the Estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00
4	Balance Cost to be incurred (Based on Estimated Cost)	80,000,000.00

Yours Faithfully

Signature of Engineer  
(License No. SE/0014/2010)

  
**DEEPAK C. GHORPADE**  
 B.E., M.I.E., F.I.Y., C.ENG. (INDIA)  
 STRUCTURAL ENGINEER & APPROVED VALUER  
 PWD-ENG./376/94  
 TCP-SE/0014/2010  
 Phase International, Behind Hotel La-par  
 Vasco-da-Gama, Goa - 403 802

**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 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.