

FORM-3

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

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of money from Designated Account - Project wise)

Date: 12th August, 2019.

To,
M/s. C.Pinto Builders,
1st Floor, Comunidade Ghor,
Mapusa, Goa.

Subject: Certificate of Cost Incurred for Development of M/s. C. Pinto Builder's 'L-Plaza', Building Project (Goa RERA Registration Number) situated on the Chalta No. 71, PTS no. 101, demarcated by its boundaries (Latitude and longitude of the end points) By property bearing Chalta no. 70 of PTS no. 101 to the North, By road to the South, By road to the East, By property bearing chalta no. 57 of PTS no. 101 to the West, Mapusa city, Taluka Bardez, Dist North Goa, PIN 403 512, admeasuring 1127 sq.m. area being developed by M/s. C.Pinto Builders.

Ref: Goa RERA Registration Number _____

Sir,
I, Viraj Paraz, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being a Residential Project (Goa RERA Registration Number) C.Pinto's 'L-Plaza', Building Project, situated on the Chalta no. 71 of PTS no. 101, Mapusa city, Taluka Bardez, Dist North Goa, PIN 403521, admeasuring 1127 sq.mts. area being developed by M/s. C.Pinto Builders. Following technical professionals are appointed by Owner/Promoter:-

- i. Shri. Krishnaraj Paraz -- Architect;
- ii. Shri Viraj Paraz -- Structural Consultant;
- iii. Shri -- as Site Supervisor.

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 quantity for the entire work as calculated by NA..... quantity Surveyor* appointed by Developer/Engineer, 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. 5,49,01,312/-** (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, Panaji, Goa, being the Planning Authority under whose jurisdiction the afore said project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 44,25,974/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated 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 North Goa Planning & Development Authority, Panaji, Goa, (Planning Authority) is estimated at **Rs. 5,04,75,338/-** (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 of this certificate is as given in Table A and B below:

TABLE A

Building/Wing bearing number called M/s. C.Pinto Builder's 'L-Plaza' Building Project
(to be prepared separately for each Building/Wing of the Real Estate project)

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building project on 12/08/2019 date of Registration	Rs. 4,97,05,572/-
2.	Cost incurred as on 12/08/2019 (based on the Estimated cost)	Rs. 44,25,974/-
3.	Work done in Percentage (as Percentage of the estimated cost)	8.90%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,52,79,598/-
5.	Cost Incurred on Additional/Extra Items As on not included in the Estimated Cost (annexure A)	Rs. ____ NA ____/-

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ENGINEER
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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 12/08/2019 date of Registration	Rs. 51,95,740/-
2.	Cost incurred as on 12/08/2019 (based on the Estimated cost)	--
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 51,95,740/-
5.	Cost Incurred on Additional/Extra Items As on not included in the Estimated Cost (Annexure A)	Rs ____ NA____/-

Thanking You,

Yours Faithfully.

For **PARAZ & ASSOCIATES**

(**Viraj D. Paraz**)

VIRAJ D. PARAZ

B. E. (CIVIL), ME (STRUC)

CIVIL ENGINEER

REG. NO. ER/0055/2010

NOTE

1. The scope of work is to complete entire Real Estate Project as per drawings approval 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 marker (*).
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.

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