

**A. OLAVO CARVALHO** B.E. (CIVIL) FIE  
CONSULTING CIVIL ENGINEER

405, 406, 4<sup>th</sup> Floor Raghunath Esquire, Above Mario Gallery, Near Lar De Sta Terezinha,  
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**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)**

To,

Date: January 01, 2021

**Sunny Bay Estate Private Limited,**

Campal Trade Centre, First Floor

Block 4/5 Campal, Panaji

403001

**Subject: Certificate of Cost Incurred for Development of "SUNNY BAY RESIDENCY" of Residential Building project (Goa RERA Registration Number) situated on the Chalta Nos. 20, 21, 22, 23,24 & 29 A of P.T Sheet No.133 demarcated by its boundaries (latitude and longitude of the end points) By the Road to the North, By property bearing Chalta No. 29, to the South, By the property bearing Chalta No. 35 belonging to Kamat, to the East, By Chalta No. 15 of heirs of Dhargalkar to the West of Division South Goa, Village Vasco, Murmugao, Taluka Salcete, Dist South Goa, PIN 403802, admeasuring 879.00 Sq. Mtrs. area being developed by M/s. Sunny Bay Estate Private Limited.**

**Ref.: Goa RERA Registration \_\_\_\_\_**

Sir,

I, Er. A. Olavo Carvalho have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Sunny Bay Barbosa Residential Building Project, situated on the Chalta No. 20,21,22,23, 24 & 29 A of P.T Sheet No.133, of Division South Goa, Vasco Village, Taluka Murmugao, District South Goa, PIN 403802 admeasuring 879.00 Sq. Mtrs. area being developed by M/s. Sunny Bay Estates Private Limited.



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1. Following technical professionals are appointed by Owner / Promoter :-
  - (i) **Sawant and Associates** as L.S. / Architect;
  - (ii) **Er. A.Olavo Carvalho** as Structural Consultant;
  - (iii) **Raj Electrical** as MEP Consultant;
  - (iv) **Mr. Salman Khan** as Project Engineer
2. 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 Er. Olavo Carvalho and Mr. Salman Khan as 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 (A) of the aforesaid project under reference as **Rs. 10,30,60,640/-** (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 **Mormugao Planning and Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated **Cost Incurred** till date is calculated at **Rs. 2,87,72,500/-** (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 **Mormugao Planning and Development Authority** (Planning Authority) is estimated at **Rs. 7,42,88,140/-** (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 (PHASE I)**  
**(For Single Building of the Real Estate Project)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 01.01.2021 date of Registration is	Rs. 6,32,07,830/-
2	Cost incurred as on 01.01.2021 (based on the Estimated cost)	Rs. 2,87,72,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	45.5%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 3,44,35,330/-
5	Cost incurred on Additional / Extra items as on 01.01.2021 not include in the Estimated cost (Annexure A)	NIL

**TABLE B (PHASE I)**  
**(For 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 01.01.2021 dated of Registration is	Rs. 10,00,000/-
2	Cost incurred as on 01.01.2021 (based on the Estimated cost)	-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance cost to be incurred (based on Estimated cost)	Rs. 10,00,000/-
5	Cost incurred on Additional / Extra items as on 01.01.2021 not included in the Estimated Cost(Annexure A)	NIL

Yours faithfully,

  
  
**(A. OLAVO CARVALHO)**

**(Licence No. SE/0015/2010)**

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**TABLE A (PHASE II)**  
**(For Single Building of the Real Estate Project)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 01.01.2021 date of Registration is	Rs. 3,98,52,810/-
2	Cost incurred as on 01.01.2021 (based on the Estimated cost)	-
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 3,98,52,810/-
5	Cost incurred on Additional / Extra items as on 01.01.2021 not include in the Estimated cost (Annexure A)	

**TABLE B (PHASE II)**  
**(For 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 01.01.2021 dated of Registration is	Rs. 10,00,000/-
2	Cost incurred as on 01.01.2021 (based on the Estimated cost)	-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance cost to be incurred (based on Estimated cost)	Rs. 10,00,000/-
5	Cost incurred on Additional / Extra items as on 01.01.2021 not included in the Estimated Cost(Annexure A)	-

Yours faithfully,



**(A. OLAVO CARVALHO)**

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**\*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 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)

