



Off.: BT-15 and BT-7, 3rd Flr., Campal Trade Centre,
Behind Military Hospital, Campal, Panaji, Goa - 403 001

PARESH GAITONDE

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B. E. (Civil). AMIE. FIV CHARTERED ENGINEER

○ **R.C.C. Consultant, Approved Valuer**

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: 11/10/2019

To,

Vrunda Builders,
Shop no. 1 Karma Empress Building,
Near KTC Bus Stand,
Vasco Da-Gama Goa,

Subject: Certificate of Cost Incurred for Development of [Vrunda Valley] for Construction of 1 No. of Building A / 1 Wing of the 1 Phase of the Project Vrunda Valley situated on the Plot bearing PTS No.145, Chalta No. 36 demarcated by its boundaries (latitude and longitude of the end points) Chalta no. 39 of P. T. Sheet no.145 of Vasco City to the North Chalta no. 1 of P. T. Sheet no.144 of Vasco City and Chalta no. 35 of P. T. Sheet no.145 of Vasco City to the South By the top of hill (cum de eiteriro to the East By Rivulet "Regueiro" to the West, situated Vaddem, Vasco da Gama within the limits of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, South-Goa, Goa 403711 PIN admeasuring 3164 sq.mts.area being developed by [Vrunda Builders]

Ref: Goa RERA Registration Number _____

Sir,

I / We ___ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 1 No. of Building A / 1 Wing of the 1 Phase of the Project Vrunda Valley situated on the Plot bearing PTS No.145, Chalta No. 36 demarcated by its boundaries Chalta no. 39 of P. T. Sheet no.145 of Vasco City to the North Chalta no. 1 of P. T. Sheet no.144 of Vasco City and Chalta no. 35 of P. T. Sheet no.145 of Vasco City to the South By the top of hill (cum de eiteriro to the East By Rivulet "Regueiro" to the West, situated Vaddem, Vasco da Gama within the limits of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, South-Goa, Goa 403711 PIN admeasuring 3164 sq.mts.area being developed by [Vrunda Builders]

TCP Reg. No. ER/0057/2010

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s /Shri /Smt. Sahish Khandeparkar as L.S. / Architect
- (ii) M/s /Shri /Smt. Paresh Gaitonde as Structural Consultant
- (iii) ~~M/s /Shri /Smt. _____ as MEP Consultant~~
- (iv) ~~M/s /Shri /Smt. _____ as Quantity Surveyor~~

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 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.13,09,60,914 /- Cost of saleable of (Block A Cost of Construction for total area Rs. 16,23,74,640 Less Rs 4,00,00,000 Land cost in Kind plus Fee paid Rs. 85,86,274/- paid and payable) (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,81,83,983/- (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 (planning Authority) is estimated at approx Rs. 11,46,36,819/- (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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ECC CONSULTANT, CIVIL & MEP
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TABLE - A

(BLOCK A)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 30.09.2019 date of Registration is	13,09,60,914/-
2	Cost incurred as on 30.09.2019	1,81,83,983/-
3	Work done in Percentage (as Percentage of the estimated cost)	11.68%
4	Balance Cost to be Incurred (Based on Estimated Cost)	11,46,36,819/-
5	Cost Incurred on Additional/Extra Items as on 30.09.2019 not included in the Estimated Cost (Block B)	N A

TABLE - B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.09.2019 date of Registration is	13,09,60,814/-
2	Cost incurred as on 30.09.2019	1,81,83,983/-
3	Work done in Percentage (as Percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	11,46,83,983/-
5	Cost Incurred on Additional/Extra Items as on 30.09.2019 not included in the Estimated Cost (Table -C)	Nil

Yours Faithfully

PARESH GAITONDE

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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. (*) 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).

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