

**FORM-3**  
See Rule 5 (1) (a) (ii)

**ENGINEER'S CERTIFICATE**

Date: 22-2-18

To

Milroc Good Earth Developers,  
501, Milroc Lar Menezes, Swami Vivekanand Road, Panaji,  
Goa-403 001.

**Subject:** Certificate of Cost Incurred for Development of **Milroc Colina** for Construction of  
41 Buildings / 06 Wing(s) of the Project **Milroc Colina** situated on the Plot bearing  
Survey no **33/1** demarcated by its boundaries

**On the North:** by footpath separating the suit property from land bearing survey no. 32 and by the village boundary separating the property from land bearing survey no. 23 of village Neura-O-Pequeno

**On the South:** by main road from pillar to Old Goa, separating the property from land bearing survey no. 23 of village Neura-O-Pequeno.

**On the East:** by the village boundary separating the property from land bearing survey no 23 of village Neura-O-Pequeno

**On the West:** by footpath separating the property from bearing survey no. 32 and by the road leading to pillar church separating the property from land bearing survey no 34/7

Of village panchayat **St. Andre (Goa Velha village)**, taluka **Tiswadi**, District North Goa, PIN **403203**, admeasuring

**41172 Sq.mts.** area being developed by **Milroc Good Earth Developers.**

**Ref: Goa RERA Registration Number \_\_\_\_\_**  
Sir,

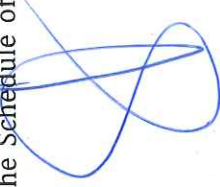
I, PARESH GAITONDE

have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being 41 Building(s) / 6 Wing(s) of the Project **Milroc Colina** situated on the plot bearing bearing Survey no. 33/1, panchayat St. Andre (Goa velha village), Tiswadi taluka, North Goa District, PIN 403203, admeasuring 41172 sq.mts. area being developed by Milroc Good Earth Developers.

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

- (i) M/s /Shri / Smt ANDREW FERNANDES as L.S. / Architect ;
- (ii) M/s /Shri / Smt PARESH GAITONDE as Structural Consultant
- (iii) M/s /Shri / Smt JOSHI ENGINEERING CONSULTANCY as MEP Consultant
- (iv) M/s /Shri / Smt RANJITA PARAB 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



RANJITA PARAB 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 55,27,15,687/-** ( 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 **Town and country planning department Goa**, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at **Rs. 10,68,95,213.8/-** (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 **Town and country planning department Goa** (Planning Authority) is estimated at **Rs. 445820473.12/-** (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 :

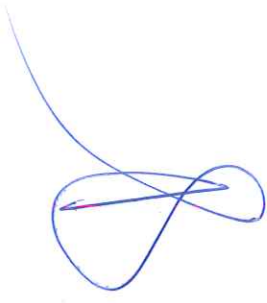


TABLE A-1

Building /Wing bearing Number **BLOCK 9-16**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23-3-18 date of Registration is	Rs. 9,49,10,377.95 /-
2	Cost incurred as on 20-2-2018 (based on the Estimated cost )	Rs. 4,58,44,666.45/-
3	Work done in Percentage (as Percentage of the estimated cost )	48.30 %
4	Balance Cost to be Incurred	
5	(Based on Estimated Cost) Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 4,90,65,711.51/-
		NA

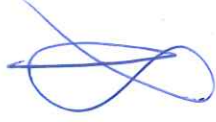


TABLE A-2

Building /Wing bearing Number **BLOCK 17-24**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23-2-18 date of Registration is	Rs. 9,49,10,377.95 /-
2	Cost incurred as on 20-2-2018 (based on the Estimated cost )	Rs. 1,70,83,868.03 /-
3	Work done in Percentage (as Percentage of the estimated cost )	18 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,78,26,509.92 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

TABLE A-3

Building /Wing bearing Number **BLOCK 25-31**

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23-2-18 date of Registration is	Rs. 8,30,46,580.71/-
2	Cost incurred as on 20-2-18 (based on the Estimated cost )	Rs. 3,08,53,555.52/-
3	Work done in Percentage (as Percentage of the estimated cost )	37.15 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,21,93,025.19/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

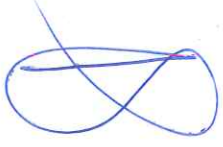


TABLE A-4

Building /Wing bearing Number **BLOCK 32-37**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23-2-18 date of Registration is	Rs. 7,11,82,783.46/-
2	Cost incurred as on 20-2-18 (based on the Estimated cost )	Rs. 32,03,225.26/-
3	Work done in Percentage (as Percentage of the estimated cost )	4.5 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,79,79,558.21/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

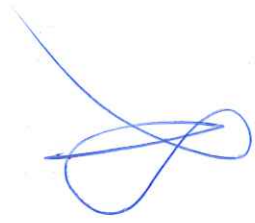


TABLE A-5

Building /Wing bearing Number **BLOCK 1-8**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23-2-18 date of Registration is	Rs. 9,49,10,377.95 /-
2	Cost incurred as on 20-2-18 (based on the Estimated cost )	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost )	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,49,10,377.95 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

TABLE A-6

Building /Wing bearing Number **BLOCK 1-4 phase 1**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23-2-18 date of Registration is	Rs. 4,74,55,188.98 /-
2	Cost incurred as on 20-2-18 (based on the Estimated cost )	Rs. 59,31,898.62/-
3	Work done in Percentage (as Percentage of the estimated cost )	12.5 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,15,23,290.35/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

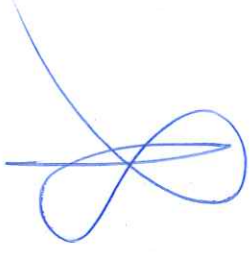
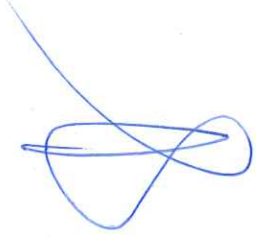




TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 23-2-18 date of Registration is	Rs. 6,63,00,000.00/-
2	Cost incurred as on 20-2-18 (based on the Estimated cost )	Rs. 39,78,000.00/-
3	Work done in Percentage (as Percentage of the estimated cost )	06 %
4	Balance Cost to be Incurred	Rs. 6,23,22,000.00/-
5	(Based on Estimated Cost) Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA



Yours Faithfully

  
**PARESH GAITONDE**

**Paresh Gaitonde**  
(Licence No.....)  
RCC CONSULTANT, GOVT. VALUER  
CHARTERED ENGINEER  
BT-15, Campal Trade Centre,  
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**PARESH GAITONDE**

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**Reg. No.: CCIT/PNJ/34AB/92(3)/2012-13**  
**FIV 16439**

**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)