

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: 23.02.2018

To
Palaceio Property Developers Pvt Ltd,
612, Gera Imperium I, Patto Plaza,
Panaji, Goa-403001

Subject: Certificate of Cost Incurred for Development of Block 'M' and 'N' for Construction of 2 buildings/Wing of the Building of 3rd phase situated on the Plots: bearing bearing Survey Nos. **181/1(P), 2, 3, 5(P), 180/1(P), 2(P), 182/7, 183/9 demarcated by its boundaries (latitude and longitude of the end points) to the North: By** property "Santarem" belonging to Z. Bukhari(part) and Menino Piedade D'souza (part) bearing survey No. 181/5, **to the South By** river Sant Anna (Siridao), **to the East: By** remaining portion of property "SAPAL" surveyed under survey No. 180/1 & 2, **to the West: By** land "Sapal" belonging to Government of Goa Velha Village, Tiswadi Taluka South Goa District 403108 PIN Plot admeasuring 3730.00 sq.mts. area being developed by Palacio Property Developers pvt. Ltd.

Ref: Goa RERA Registration Number: NOT APPLICABLE

Sir,

I Paresh Gaitonde have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 2 Buildings, Regalo 'M' & 'N' Wings of the Third Phase situated on the plot bearing Survey No. 181/1(P), 2, 3, 5, 184/3, 183/9, 182/7, 180/1(P) & 180/2(P) of St. Andre- Goa Velha village Panchayat, Tiswadi Taluka, District North PIN 403108 admeasuring 3730 sq.mts. area being developed by Palaceio Property Developers Pvt Ltd.

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

- (i) M/s. Soares & Associates as L.S./ Architect;
- (ii) Shri Paresh Gaitonde as Structural Consultant;
- (iii) Shri/M/s. _____ as MEP Consultants;
- (iv) Shri Siddhesh Sawant as Quantity Surveyor *.

PARESH GAITONDE
B.E. (CIVIL), AMIE, FIV

GOVT APPROVED VALUER
CHARTERED ENGINEER
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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 Shri Siddhesh Sawant, quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor 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. 13,70,00,000/- (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 Town & Country Planning being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 3,90,00,000/- (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 Town & Country Planning is estimated at Rs. 9,80,00,000/- (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 'M'

(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 23.02.2018	6,50,00,000
2	Cost incurred as on 23.02.2018 based on the Estimated cost)	2,47,00,000
3	Work done in Percentage % (as Percentage of the estimated cost)	38%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,03,00,000
5	Cost Incurred on Additional/Extra Items as on 23.02.2018 not included in the Estimated Cost (Annexure A)	NIL

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TABLE A

Building 'N'

(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 23.02.2018	6,50,00,000
2	Cost incurred as on 23.02.2018 based on the Estimated cost)	1,43,00,000
3	Work done in Percentage % (as Percentage of the estimated cost)	22%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,07,00,000
5	Cost Incurred on Additional/Extra Items as on 23.02.2018 not included in the Estimated Cost (Annexure A)	NIL

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 23.02.2018	70,00,000
2	Cost incurred as on 23.02.2018 (based in the Estimated cost)	0
3	Work done in Percentage % (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	70,00,000
5	Cost Incurred on Additional/Extra Items as on 23.02.2018 not included in the Estimated Cost (Annexure A)	NIL

Yours faithfully

Signature of Engineer

(Licence No.)

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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

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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.



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VALUATION OF UNSOLD STOCK OF BUILDING BLOCKS M AND N

BUILDING BLOCK 'M'							AMT IN RS.	
Sr.No	FLAT/SHOP/VILLA	NUMBER	CARPET AREA AS PER RERA IN SQ.MTRS	AREA OF EXCLUSIVE BALCONY IN SQ.MTRS	AREA OF EXCLUSIVE TERRACE IN SQ.MTRS	SOLD/UNSOLD	RATE PER SQM	VALUATION
1	FLAT	B-001	113.16	24.31	60.65	UNSOLD	92,000	10,410,720.00
2	FLAT	B-002	113.16	24.31	60.65	UNSOLD	92,000	10,410,720.00
3	FLAT	B-101	113.16	24.31	0	UNSOLD	66,500	7,525,140.00
4	FLAT	B-102	113.16	24.31	0	UNSOLD	66,500	7,525,140.00
5	FLAT	B-103	113.16	24.31	0	UNSOLD	71,000	8,034,360.00
6	FLAT	B-104	113.16	24.31	0	UNSOLD	71,000	8,034,360.00
7	FLAT	B-201	113.16	24.31	0	UNSOLD	66,500	7,525,140.00
8	FLAT	B-202	113.16	24.31	0	UNSOLD	66,500	7,525,140.00
9	FLAT	B-203	113.16	24.31	0	UNSOLD	72,500	8,204,100.00
10	FLAT	B-204	113.16	24.31	0	UNSOLD	72,500	8,204,100.00
11	FLAT	B-301	113.16	17.74	24.25	UNSOLD	75,000	8,487,000.00
12	FLAT	B-302	113.16	17.74	24.25	UNSOLD	75,000	8,543,580.00
13	FLAT	B-404	113.16	28.55	127.40	UNSOLD	113,500	12,843,660.00
	Total		1471.08	307.13	297.20			113,273,160.00
BUILDING BLOCK N							AMT IN RS.	
Sr.No	FLAT/SHOP/VILLA	NUMBER	CARPET AREA AS PER RERA IN SQ.MTRS	AREA OF EXCLUSIVE BALCONY IN SQ.MTRS	AREA OF EXCLUSIVE TERRACE IN SQ.MTRS	SOLD/UNSOLD	RATE PER SQM (INR)	VALUATION
1	FLAT	C-001	113.16	24.31	60.65	UNSOLD	92,000	10,410,720.00
2	FLAT	C-002	113.16	24.31	60.65	UNSOLD	92,000	10,410,720.00
3	FLAT	C-101	113.16	24.31	0	UNSOLD	65,000	7,355,400.00
4	FLAT	C-102	113.16	24.31	0	UNSOLD	65,000	7,355,400.00
5	FLAT	C-104	113.16	24.31	0	UNSOLD	71,000	8,034,360.00
6	FLAT	C-204	113.16	24.31	0	UNSOLD	71,000	8,034,360.00
7	FLAT	C-301	113.16	17.74	24.25	UNSOLD	75,000	8,487,000.00
8	FLAT	C-302	113.16	17.74	24.25	UNSOLD	75,000	8,487,000.00
9	FLAT	C-403	113.16	28.55	127.40	UNSOLD	113,500	12,843,660.00
	Total		1018.44	209.89	297.2			81,418,620.00


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