



MR.NISHANT KUMAR JHA

B.TECH (CIVIL)

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: 09/08/21

To

STALWART REALTY

5th & 6th, Adwalpalkar Smith Vandan Building,
Near TajVivanta Junction,
St. Inez, Panajim Goa – 403001,

Subject: Certificate of Cost Incurred for Development of "STALWART" for construction of one building/Wing situated on the Plot bearing PTS, Chalta No. 39 of P.T. Sheet No. 149 of the City survey Panjim situated within the jurisdiction of Panjim Municipal Council, Taluka Tiswadi, District of North Goa, State of Goa, and registered under inscription No. 21040 at Page No. 111 (reverse) of Book No. B-56 (New series) and described under No.21040 at page 111 (reverse) of Book No.B-56 (New series) enrolled in the Taluka Revenue Office of Ilhas at Panjim under Matriz NO. 491(1491) and demarcated by its Boundaries (latitude and longitude of the end points) Access road to the North, Proposed road to the South, Panjim Dona Paula road to the East, portion of the same property to the West, of Ward Panajim Municipality Taluka Tiswadi, District North Goa, PIN 403002, Admeasuring 1063.62 Sq.mts. area being developed by STALWART REALTY.

Ref: Goa RERA Registration Number: New Registration

Sir,

I Nishant Jha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being one Building/Wing of the Phase situated on the plot bearing PTS, Chalta No. 39 of P.T. Sheet No. 149 of the City survey Panjim situated within the jurisdiction of Panjim Municipal Council, Taluka Tiswadi, District of North Goa, State of Goa, and registered under inscription No. 21,040 at Page No. 111 (reverse) of Book No. B-56 (new series) and described under No.21,040 at page 111 (reverse) of Book No.B-56 (New series) enrolled in the

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Taluka Revenue Office of Ilhas at Panjim under Matríz NO.491 (1491) and demarcated by its Boundaries (latitude and longitude of the end points) Access road to the North, Proposed road to the South, Panjim Dona Paula road to the East, Portion of the same property to the West, of Ward Panjim Municipality Taluka Tiswadi, District North Goa, PIN 403001, admeasuring 1063.62 Sq.mts. area being developed by **STALWART REALTY**.

1. Following Technical professionals are appointed by owner / promoter:-
 - i. M/s Shri Nishant Jha as L.S / Architect
 - ii. M/s Shri Nishant Jha as Structural Consultant
 - iii. M/s Shri Nishant Jha as MEP Consultant
 - iv. M/s Shri Nishant Jha as Quantity Surveyor*

2. We have estimated the cost completion to obtain Occupation Certificate/ Completion Certificate of the Civil, MEP and Allied works of the Building of the project. Our estimated cost calculation are based on the drawings / plans made available to us for the project under reference by Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Nishant Jha 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 building(s) of the aforesaid project under reference as Rs.15,24,19,200/- (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 building from the Town and Country Planning Authority of Goa being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 5,50,000/- (Total of Table A).The amount of estimated cost incurred is calculated on the base of amount of total Estimated Cost.

5. The Balance cost of completion of Civil MEP and allied works of the building of the subject project to obtain Occupation Certificate / Completion Certificate from Town and country planning Authority of Goa (planning Authority) is Estimated at Rs. 15,18,69,200/- (Total of Table A).

6. I certify that the Cost of 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 one or called _____ (To be prepared separately for each building / Wing of the Real Estate Project)

Sr.No.	Particulars	Amount
1	Total Estimated cost of building/wing As on 17-07-18 date of Registration is	Rs. 15,24,19,200 /-
2	Cost Incurred as on 09-08-2021 (based on the Estimated cost)	Rs. 5,50,000 /-
3	Work done in percentage (as Percentage of the Estimated cost)	0.36%
4	Balanced Cost to be Incurred (Based on Estimated cost)	Rs. 15,18,69,200/-
5	Cost Incurred on Additional /Extra Items As on _____ not included in the Estimated cost (Annexure A)	Rs. _____ - _____ /-

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

Sr.No.	Particulars	Amount
1	Total Estimated cost of the internal and External Development Works including amenities and Facilities in the layout as on _____ Date of Registration is _____	Rs. _____/-
2	Cost Incurred as on _____ (based on the Estimated cost)	Rs. _____/-
3	Work done in percentage (as Percentage of the Estimated cost)	_____ %
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs. _____/-
5	Cost Incurred on Additional /Extra Items As on _____ not included in the Estimated cost (Annexure A)	Rs. _____/-

Yours Faithfully

MR. NISHANT KUMAR JHA
Regd. ENGINEER
Reg. No. ER/001/2020
NISHANT JHA
Architect/Engineer

(License No ER/0061/2020)

Note

- 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.
- (*) 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 (*).
- The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- 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.
- All components of work with specifications are indicative and not exhaustive.