



PARESH GAITONDE

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

R.C.C. Consultant, Approved Valuer

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

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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 : 27/12/2018

To,
Sunstar Homes
C/o. National, First Floor, Narvekar chambers,
Opp Mapusa Municipal Market, Mapusa-Goa

Subject : Certificate of cost Incurred for Development of Tara Garden for Construction of Building (s) of the First Phase situated on the Plot bearing PTS No. 115, Chalta No. 52/A demarcated by its boundaries to the NORTH By Hindu Crematorium and property of Saraswat Vidyalaya, to the SOUTH By the remaining property sold to D. V. Walavalkar, to the EAST By Tara Gardens Housing Co-operative Society Ltd., to the WEST By drain water Mapusa Municipality, Taluka Bardez, District North PIN 403507 admeasuring 2945.6 sq.mts. area being developed by [Promoter's Name] Sunstar Homes

Ref : Goa RERA Registration Number _____

Sir,

I Shri. Paresh Gaitonde have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Tara Garden Building(s) of the First phase of the project, situated on the plot bearing PTS No. 115, Chalta No. 52/A, Mapusa Municipality Taluka Bardez, District North PIN 403507 admeasuring 2945.6 sq.mts. area being developed by [Promoter's Name] Sunstar Homes

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

- (i) M/s/ Shri / Smt. Mira Samant Architect ;
- (ii) M/s/ Shri. Paresh Gaitonde as Structural Consultant
- (iii) M/s/ Shri / Smt _____ as MEP Consultant
- (iv) M/s/ Shri / Smt _____ as Site Supervisor

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

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TCP Reg. No. ER/0057/2010

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

_____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs. _____ (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 _____ (Planning Authority) is estimated at Rs. _____ (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

Building / Wing bearing Number _____ or called _____

(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 _____ date of Registration is	Rs. 6,13,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 5,66,79,650/-
3	Work done in Percentage (as percentage of the estimated cost)	85 %
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. _____/-

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TABLE A

(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 _____ date of Registration is	Rs. 10,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. _____/-
3	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____/-

Yours Faithfully

Signature of Engineer

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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.