

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: 06 Sep., 2019

To
Sunny Bay Estate Pvt. Ltd.
Campal Trade Center, BF 4/5 1st Floor,
Campal, Panaji, Goa.

Subject:

Certificate of Cost Incurred for Development of PORT TOWER for Construction of ONE building / N. A. Wing(s) of the N. A. Phase situated on the Plot bearing bearing PTS No 73, Chalta No. 80, 81, 168, 169/ Survey no. N. A. / Plot no N. A. demarcated by its boundaries (latitude and longitude of the end points) N. A. to the North, N. A. to the South N. A., to the East N.A., to the West of Ward N. A., Municipality MURMUGAO, village panchayat N. A., Taluka MURMUGAO, District SOUTH GOA, PIN 403802, admeasuring 2863 sq. m. area, being developed by Sunny Bay Estate Pvt. Ltd.

Ref: Goa RERA Registration Number — N. A. —

Sir,

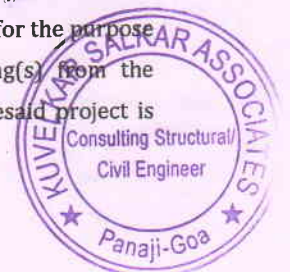
I / We KUVELKAR SALKAR ASSOCIATES have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being ONE Building situated on the plot bearing bearing PTS No 73, Chalta No. 80, 81, 168, 169 Municipality Murmugao, taluka Murmugao, District South Goa, PIN 403802, admeasuring 2863 sq. m. area being developed by Sunny Bay Estate Pvt. Ltd.

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

- (i) Shri Bryan Soares Architect ;
- (ii) Shri Raghuvir Salkar as Structural Consultant
- (iii) Smt. Dilshad Sayed as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil and Allied works, of the Building 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 Architect and cost certificate of the entire work as calculated by Mrs. Dilshad Sayed, 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.24,57,54,000 (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the MURMUGAO being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



4. The Estimated Cost Incurred till date is calculated at Rs. 17,69,42,880 (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 and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from (Planning Authority) is estimated at Rs. 6,88,11,120 (Total of Table A and B).
6. I certify that the Cost of the Civil 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
(NOT APPLICABLE)**

Building /Wing bearing Number N. A. or called N. A.
(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.
2	Cost incurred (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.

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 26 Aug, 2019 date of Registration is	Rs. 24,57,54,000 /-
2	Cost incurred as on 26/8/2019 (based on the Estimated cost)	Rs. 17,69,42,880 /- 72 %
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,88,11,120/-



5	Cost Incurred on Additional /Extra Items as on 26-8-2019 not included in the Estimated Cost (Annexure A)	Rs. <u>N.A.</u> /-
---	----------------------------------------------------------------------------------------------------------------	--------------------

Yours Faithfully

Raghuveer K. Salkar
Signature of Engineer

(License No. SE/0006/2012)

RAGHUVIR K. SALKAR
KUVELKAR SALKAR ASSOCIATES
A-2, RAMAKANT APTS.,
18th JUNE ROAD,
PANAJI, GOA - 403001
SE/0006/2012

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)

NOT APPLICABLE

