

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:

To
Starcroft Developers Private Limited,
P.O. 170, Municipal Square ,
New Market Margao,
South, Goa - 403601,

Subject: Certificate of Percentage of Completion of Construction Work of 4 No. of Villas of the 1st Phase of the Project Benaulim Residential Villas, situated on the Plot bearing Survey no./ Plot no 16/1 demarcated by its boundaries :by water drain and existing road widened by the Cana Village Panchayat to the North, by Sno. 20/13 and 16/1-A and 16/1-B to the South, Bounded by the road acquired by PWD and Survey no.16/2 to the East Bounded by survey Nos. 15/1-2 to the West, of Ward CANA, village panchayat Benaulim taluka :Salcete District ;South Goa, PIN: 403716 admeasuring 7513 sq.mts. area being developed by Starcroft Developers Private Limited]

Ref: Goa RERA Registration Number – under process of registration

Sir,

I Vania Vas have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 4 No. of Villas of the 1st Phase of the Project Benaulim Residential Villas, situated on the Plot bearing Survey no./ Plot no 16/1 of Ward CANA, village panchayat Benaulim taluka :Salcete District ;South Goa, PIN: 403716 admeasuring 7513 sq.mts. area being developed by Starcroft Developers Private Limited

Following technical professionals are appointed by Owner / Promoter: -

Shri **Rajiv D'silva** as L.S. / Architect;

Smt **Vania Vas** as Structural Consultant

Shri **Rohit Uchil** as MEP Consultant

Shri **Viraj Kunkoliencar** as Quantity Surveyor *

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 Viraj Kunkollencar quantity Surveyor* appointed by Developer and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs __12,21,00,000/- (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 South Goa Planning and Development Authority, Margao, Goa being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at Rs. 5,01,00,000 /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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 South Goa Planning and Development Authority, Margao, Goa (planning Authority) is estimated at Rs 7,01,00,000/- (Total of Table A and B).

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 Villa 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. __12,21,00,000/-
2	Cost incurred as on 21-11-2019 (based on the estimated cost)	Rs. 5,01,00,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	____41.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,01,00,000/-
5	Cost Incurred on Additional /Extra Items as on ____0____ not included in the Estimated Cost (Annexure A)	Rs. ____NIL____/-

TABLE B

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

Sr. No	Particulars	Amount
1.	Estimated cost of the Internal and External Development Work including payment of and charges in the Government and other Registrations	Rs. 0/-
2.	Cost of preparation of plan (Based on the Estimation (B))	Rs. 0/-
3.	Work done till date (as a percentage of the estimated cost)	0%
4.	Balance (Cost) to be incurred (Based on the estimated cost)	Rs. 0/-
5.	Cost incurred on Additional / Extra charges on work not included in the estimated cost (Annexure A)	Rs. 0/-

Yours Faithfully

[Signature]
VANIA MARIA VAS
 B.E. CIVIL ENGINE
 Off. Secy. Chennai
 Madhav Road, Madhav Nagar
 Ph. 2466666, 9842100000
 T.E. Reg. No. 15/0000/2010 *[Stamp]*

Signature of Engineer

(Licence No. *[Stamp]*)

Note:

The scope of work is to complete entire Real Estate Project as per drawings approved from and to time scale to obtain Occupation Certificate / Completion Certificate.

(a) 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 in the place marked (f) in the certificate quantity 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 in the place marked (f).

The estimated cost includes all direct and indirect charges and overheads required to carry out the work.

Developer is not responsible for any variation in quantity required for development of the Real Estate Project due to change in the design or scope of work.

(ii) 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 in the place marked (f) in the certificate quantity 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 in the place marked (f).