



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

PARESH GAITONDE

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

R.C.C. Consultant, Approved Valuer

Tel.: 2423527, 9822102782
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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: 20/03/2018

To,

Jaglux Realty Pvt Ltd.

T-16, Ward 8, Mehrauli ,

New Delhi 110030

Subject: Certificate of Cost Incurred for Development of "Marsierra" for Construction of

9 building(s) of the _____ - ___ Phase situated on the Plot bearing PTS, Chalta No./Survey no./ Plot no 17/2 demarcated by its boundaries (latitude and longitude of then points) 17/2 to the North by Public road, property bearing Survey No.16/6,7& 8 to the South ,property bearing Survey No 17/1,5,6,10 & 9 to the East ,Survey No 17/1,5,6,10 & 10 to the West of Ward Gunsavaddo Municipality Siolim, Village ,Panchayat of Siolim, Taluka Bardez, District North Goa, Pin 403517 Admeasuring 3275.00sq.Mts.area being developed by Mr.Gaurav Chhabra.

Ref: Goa RERA Registration Number _____

Sir,

I/We ___ have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 9 Buildings of the - Phase situated on the plot bearing PTS, Chalta No./Survey no./ Plot no 17/2 demarcated by its boundaries (latitude and longitude of then points) 17/2 to the North by Public road, property bearing Survey No.16/6,7& 8 to the South ,property bearing Survey No 17/1,5,6,10 & 9 to the East ,Survey No 17/1,5,6,10 & 10 to the West of Ward Gunsavaddo Municipality Siolim, Village ,Panchayat of Siolim, Taluka Bardez, District North Goa, Pin 403517 Admeasuring 3275.00 sq.Mts.area being developed by Mr.Gaurav Chhabra.

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1. Following technical professionals are appointed by Owner/Promoter :
 - (i) M/S/Shri/Smt Ashley Mascarenha sas L.S./Architect
 - (ii) M/S/Shri/Smt Paresh Gaitonde as Structural Consultant
 - (iii) M/S/Shri/Smt _____ as MEP Consultant
 - (iv) M/S/Shri/Smt _____ as Quantity Surveyor*
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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 _____ - _____ 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.9,77,57000/- (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 _____ - _____ being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated Cost Incurred till date is calculated at Rs. 4,86,53456/- (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 planning Authority is estimated at Rs. 4,91,03544/- (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:
Building/Wing bearing Number 9

Table A

(To be prepared separately for each Building /Wing of the Real Estate Project)

Building/Wings bearing Number 1 – Villa 1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.03.2018 date of Registration is	83,19,625
2	Cost incurred as on 21.03.2018 (based on the Estimated cost)	49,91,775
3	Work done in percentage (As percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based On Estimated Cost)	33,27,850
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	-

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Building/Wings bearing Number 2 – Villa 2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.03.2018 date of Registration is	83,19,625
2	Cost incurred as on 21.03.2018 (based on the Estimated cost)	70,71,681
3	Work done in percentage (As percentage of the estimated cost)	85%
4	Balance Cost to be Incurred (Based On Estimated Cost)	12,47,944
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	-

Building/Wings bearing Number 3 – Villa 3

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.03.2018 date of Registration is	83,19,625
2	Cost incurred as on 21.03.2018 (based on the Estimated cost)	50,00,000
3	Work done in percentage (As percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based On Estimated Cost)	33,19,625
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	-

Building/Wings bearing Number 4 – Villa 4

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.03.2018 date of Registration is	83,19,625
2	Cost incurred as on 21.03.2018 (based on the Estimated cost)	50,00,000
3	Work done in percentage (As percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based On Estimated Cost)	33,19,625
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	-

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Building/Wings bearing Number 5 – Villa 5

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.03.2018 date of Registration is	83,19,625
2	Cost incurred as on 21.03.2018 (based on 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)	83,19,625
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	-

Building/Wings bearing Number 6 – Villa 6

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.03.2018 date of Registration is	83,19,625
2	Cost incurred as on 21.03.2018 (based on the Estimated cost)	21,60,000
3	Work done in percentage (As percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based On Estimated Cost)	61,59,625
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	-

Building/Wings bearing Number 7 – Villa 7

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.03.2018 date of Registration is	83,19,625
2	Cost incurred as on 21.03.2018 (based on 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)	83,19,625
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	-

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Building/Wings bearing Number 8 – Villa 8

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.03.2018 date of Registration is	83,19,625
2	Cost incurred as on 21.03.2018 (based on the Estimated cost)	21,60,000
3	Work done in percentage (As percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based On Estimated Cost)	61,59,625
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	-

Building/Wings bearing Number 9 – Apartment Block

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.03.2018 date of Registration is	2,62,00,000
2	Cost incurred as on 21.03.2018 (based on the Estimated cost)	2,22,70,000
3	Work done in percentage (As percentage of the estimated cost)	85%
4	Balance Cost to be Incurred (Based On Estimated Cost)	39,30,000
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	-

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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 21.03.2018 date of Registration is	Rs.50,00,000
2	Cost incurred as on 21.03.2018 (Based on 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)	Rs.50,00,000
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	-

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 Survey or, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity survey or 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 about, 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 specification sere in dilative and note exhaustive.

Annexure A

List of Extra/Additional Items executed with cost

(Which were not part of the original Estimate of Total Cost)