



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  
email - pareshg28@yahoo.com

**FORM -3**  
(See Rules 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: 21/2/2018

To,  
Estilo Moderno Realty Pvt. Ltd.  
Plot No. 4, Pharmaceutical Complex,  
Karaswada, Mapusa, Goa

Subject:

Certificate of Cost Incurred for Development of [Project Name] for Construction of 11 No. of Building(s) / -Wing(s) of the 1<sup>st</sup> Phase of the Project Estilo Patios situated on the Plot bearing PTS, Chalta No. / Survey No. / Plot No. 259/8, demarcated by its boundaries (latitude and longitude of the end points) By Road to the North By Survey No. 250/11 of Village Sancoale to the South By Survey No. 259/9 of Village Sancoale to the East By survey No. 259/7 Village Sancoale to the West By survey No. 259/9 of Village Sancoale, of Ward 2 Municipality, Village panchayat Sancoale taluka Mormugao District South Goa, PIN 403710 admeasuring 3654 sq. mts. area being developed by Estilo Moderno Realty Pvt. Ltd.

Ref: Goa RERA Registration Number \_\_\_\_\_

To,

I/We PARESH GAITONDE have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 11 No. of Building(s) / \_\_\_\_\_ Wing(s) of the 1<sup>st</sup> Phase of the Project, situated on the Plot bearing PTS, Chalta No. / Survey No. / Plot No. 259/8 of Ward 2 Municipality, Village panchayat Sancoale taluka Mormugao District South Goa, PIN 403710 admeasuring 3654 sq. mts. area being developed by Estilo Moderno Realty Pvt. Ltd.

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

- M/s/Shri/Smt AMIT BAHIL as Architect;
- M/s /Shri / Smt PARESH GAITONDE as Structural Consultant
- M/s /Shri / Smt JAYANT SAMAL as MEP Consultant
- M/s /Shri / Smt PARESH GAITONDE as Quantity Supervisor\*

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied work, 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 PARESH GAITONDE quantity Surveyor\* appointed by Developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

**PARESH GAITONDE**  
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3. We estimate Total Estimated Cost of completion of building(s) of the aforesaid project under reference as Rs- 9,84,99,381/- (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 Mormugao Planning and Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date calculated at Rs. 4,61,12,049/- (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 Mormugao Planning and Development Authority (planning Authority) is estimate at Rs 5,23,87,332/- (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:

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**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 <u>31/01/18</u> date of Registration is _____ | Rs. <u>13831800.00</u> |
| 2       | Cost incurred as on <u>31/01/18</u><br>(based on the Estimated cost)                                                                                                     | Rs. <u>1383180.00</u>  |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                                                                                         | <u>10</u> %            |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                                                 | Rs. <u>12448620.00</u> |
| 5       | Cost Incurred on Additional/ Extra Items as on _____ not included in the Estimated Cost (Annexure A)                                                                     | Rs. <u>N.A</u>         |

**Yours Faithfully**

**Signature of Engineer**

(License No. \_\_\_\_\_)

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**R.C.C. Consultant, Approved Valuer**

**TABLE A**

Building/ Wing bearing Number A1 or called \_\_\_\_\_

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

| Sr. No. | Particulars                                                                                                | Amount                |
|---------|------------------------------------------------------------------------------------------------------------|-----------------------|
| 1       | Total Estimated cost of the building/wing as on <u>31-01-2018</u> date of Registration is                  | Rs. <u>9439397.00</u> |
| 2       | Cost incurred as on <u>31-01-2018</u><br>(based on the Estimated cost)                                     | Rs. <u>8495457.00</u> |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | <u>90</u> %           |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. <u>943940.00</u>  |
| 5       | Cost Incurred on Additional/ Extra Items as on <u>0.00</u> not included in the Estimated Cost (Annexure A) | Rs. <u>N.A.</u>       |

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TABLE A

Building/ Wing bearing Number A2 or called                     

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

| Sr. No. | Particulars                                                                                                | Amount                |
|---------|------------------------------------------------------------------------------------------------------------|-----------------------|
| 1       | Total Estimated cost of the building/wing as on <u>31-01-2018</u> date of Registration is                  | Rs. <u>9467270.00</u> |
| 2       | Cost incurred as on <u>31-01-2018</u><br>(based on the Estimated cost)                                     | Rs. <u>4107755.00</u> |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | <u>43.39</u> %        |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. <u>5359515.00</u> |
| 5       | Cost Incurred on Additional/ Extra Items as on <u>0.00</u> not included in the Estimated Cost (Annexure A) | Rs. <u>N.A.</u>       |

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**TABLE A**

Building/ Wing bearing Number A3 or called \_\_\_\_\_

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

| Sr. No. | Particulars                                                                                                | Amount                |
|---------|------------------------------------------------------------------------------------------------------------|-----------------------|
| 1       | Total Estimated cost of the building/wing as on <u>31-01-2018</u> date of Registration is                  | Rs. <u>9467270.00</u> |
| 2       | Cost incurred as on <u>31-01-2018</u><br>(based on the Estimated cost)                                     | Rs. <u>4107755.00</u> |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | <u>43.39</u> %        |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. <u>5359515.00</u> |
| 5       | Cost Incurred on Additional/ Extra Items as on <u>0.00</u> not included in the Estimated Cost (Annexure A) | Rs. <u>N.A.</u>       |

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TABLE A

Building/ Wing bearing Number A4 or called                     

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

| Sr. No. | Particulars                                                                                                | Amount                |
|---------|------------------------------------------------------------------------------------------------------------|-----------------------|
| 1       | Total Estimated cost of the building/wing as on <u>31-01-2018</u> date of Registration is                  | Rs. <u>9467270.00</u> |
| 2       | Cost incurred as on <u>31-01-2018</u><br>(based on the Estimated cost)                                     | Rs. <u>4107755.00</u> |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | <u>43.39</u> %        |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. <u>5359515.00</u> |
| 5       | Cost Incurred on Additional/ Extra Items as on <u>0.00</u> not included in the Estimated Cost (Annexure A) | Rs. <u>NA</u>         |

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**TABLE A**

Building/ Wing bearing Number B1 or called \_\_\_\_\_

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

| Sr. No. | Particulars                                                                                                | Amount                |
|---------|------------------------------------------------------------------------------------------------------------|-----------------------|
| 1       | Total Estimated cost of the building/wing as on <u>31-01-2018</u> date of Registration is                  | Rs. <u>6689482.00</u> |
| 2       | Cost incurred as on <u>31-01-2018</u><br>(based on the Estimated cost)                                     | Rs. <u>4093673.00</u> |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | <u>61.20</u> %        |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. <u>2595809.00</u> |
| 5       | Cost Incurred on Additional/ Extra Items as on <u>0.00</u> not included in the Estimated Cost (Annexure A) | Rs. <u>N.A.</u>       |

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**TABLE A**

Building/ Wing bearing Number B2 or called                     

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

| Sr. No. | Particulars                                                                                                | Amount                |
|---------|------------------------------------------------------------------------------------------------------------|-----------------------|
| 1       | Total Estimated cost of the building/wing as on <u>31-01-2018</u> date of Registration is                  | Rs. <u>6689482.00</u> |
| 2       | Cost incurred as on <u>31-01-2018</u><br>(based on the Estimated cost)                                     | Rs. <u>3271259.00</u> |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | <u>48.90%</u>         |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. <u>3418223.00</u> |
| 5       | Cost Incurred on Additional/ Extra Items as on <u>0.00</u> not included in the Estimated Cost (Annexure A) | Rs. <u>N.A.</u>       |

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**TABLE A**

Building/ Wing bearing Number B3 or called \_\_\_\_\_

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

| Sr. No. | Particulars                                                                                                | Amount                |
|---------|------------------------------------------------------------------------------------------------------------|-----------------------|
| 1       | Total Estimated cost of the building/wing as on <u>31-01-2018</u> date of Registration is                  | Rs. <u>6689482.00</u> |
| 2       | Cost incurred as on <u>31-01-2018</u><br>(based on the Estimated cost)                                     | Rs. <u>3271259.00</u> |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | <u>48.90%</u>         |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. <u>3418223.00</u> |
| 5       | Cost Incurred on Additional/ Extra Items as on <u>0.00</u> not included in the Estimated Cost (Annexure A) | Rs. <u>N.A.</u>       |

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**TABLE A**

Building/ Wing bearing Number B4 or called                     

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

| Sr. No. | Particulars                                                                                                | Amount                |
|---------|------------------------------------------------------------------------------------------------------------|-----------------------|
| 1       | Total Estimated cost of the building/wing as on <u>31-01-2018</u> date of Registration is                  | Rs. <u>6689482.00</u> |
| 2       | Cost incurred as on <u>31-01-2018</u><br>(based on the Estimated cost)                                     | Rs. <u>2963239.00</u> |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | <u>44.30%</u>         |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. <u>3726243.00</u> |
| 5       | Cost Incurred on Additional/ Extra Items as on <u>0.00</u> not included in the Estimated Cost (Annexure A) | Rs. <u>N.A.</u>       |

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**TABLE A**

Building/ Wing bearing Number B5 or called \_\_\_\_\_

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

| Sr. No. | Particulars                                                                                                | Amount                |
|---------|------------------------------------------------------------------------------------------------------------|-----------------------|
| 1       | Total Estimated cost of the building/wing as on <u>31-01-2018</u> date of Registration is                  | Rs. <u>6689482.00</u> |
| 2       | Cost incurred as on <u>31-01-2018</u><br>(based on the Estimated cost)                                     | Rs. <u>2963239.00</u> |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | <u>44.30%</u>         |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. <u>3726243.00</u> |
| 5       | Cost Incurred on Additional/ Extra Items as on <u>0.00</u> not included in the Estimated Cost (Annexure A) | Rs. <u>N.A.</u>       |

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TABLE A

Building/ Wing bearing Number B6 or called

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

| Sr. No. | Particulars                                                                                                | Amount                |
|---------|------------------------------------------------------------------------------------------------------------|-----------------------|
| 1       | Total Estimated cost of the building/wing as on <u>31-01-2018</u> date of Registration is                  | Rs. <u>6689482.00</u> |
| 2       | Cost incurred as on <u>31-01-2018</u><br>(based on the Estimated cost)                                     | Rs. <u>3673739.00</u> |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | <u>54.92%</u>         |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. <u>3015743.00</u> |
| 5       | Cost Incurred on Additional/ Extra Items as on <u>0.00</u> not included in the Estimated Cost (Annexure A) | Rs. <u>N.A.</u>       |

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**TABLE A**

Building/ Wing bearing Number B7 or called \_\_\_\_\_

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

| Sr. No. | Particulars                                                                                                | Amount                |
|---------|------------------------------------------------------------------------------------------------------------|-----------------------|
| 1       | Total Estimated cost of the building/wing as on <u>31-01-2018</u> date of Registration is                  | Rs. <u>6689482.00</u> |
| 2       | Cost incurred as on <u>31-01-2018</u><br>(based on the Estimated cost)                                     | Rs. <u>3673739.00</u> |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | <u>54.92%</u>         |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. <u>3015743.00</u> |
| 5       | Cost Incurred on Additional/ Extra Items as on <u>0.00</u> not included in the Estimated Cost (Annexure A) | Rs. <u>N.A.</u>       |

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