



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

# **PARESH GAITONDE**

Tel.: 2423527, 9822102782  
email - pareshg28@yahoo.com

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

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

## **FORM - 3**

See Rule 5 (1) (a) (ii)

### **ENGINEER'S CERTIFICATE**

**(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account - Project wise)**

Date: 21/02/2022

To,  
Jai Bhuvan Builders Private Limited,  
P/A Holder Bhuvanish S Sheth.

**Subject: Certificate of Cost Incurred for Construction of Residential Villas (3 nos.) & Swimming pool, 3 Nos. of Tower/Building(s), 0 Nos. Of Wings situated on the Property bearing Survey No. 441/5 demarcated by its boundaries (latitude and longitude of the end points) To the North: : By Road ; To the South: By property surveyed under Survey no. 441/6-A; To the East: By Road ; To the West: By property surveyed under survey no. 441/4 of Village Anjuna , Taluka Bardez , District North Goa , PIN: 403509 , totally admeasuring 950 sq.mts. area being developed by Jai Bhuvan Builders Private Limited Through POA holder Mr. Bhuvanish S Sheth.**


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

Sir,

I, Mr. Paresh U. Gaitonde, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, situated on the Property bearing Survey nos. . 441/5 of Village Anjuna, Taluka Bardez, District North Goa. PIN 403509 , totally admeasuring 950 sq.mts. area being developed by Jai Bhuvan Builders Private Limited Through POA holder Mr. Bhuvanish S Sheth.

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

- (i) Ms. Lavanya M. M. as Architect ;
- (ii) Mr. Paresh Gaitonde as Structural Consultant
- (iii) \_\_\_\_\_ as MEP Consultant and;
- (iv) \_\_\_\_\_ as Quantity Surveyor.

  
PARESH GAITONDE  
B. E. (CIVIL) AMIE.FIV  
CHARTERED ENGINEER  
CONSULTANT, GOVT. VALUER  
BT-15, Campal Trade Center,  
Behind Military Hospital, Campal, Panaji, GOA  
Tel: 2423527 / 9822102782  
Email: pareshg28@yahoo.com  
REG. NO. ER/0057/2010

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 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. 4,40,00,000/-** (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 **Town and Country Department**, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

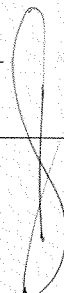
4. The Estimated Cost Incurred till date is calculated at **Rs. 82,83,653/-**(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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 **Town and Country Department**, (planning Authority) is estimated at **Rs. 3,57,16,347/-**(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 :

**TABLE A**  
Building /Wing bearing Number **Villa No. 1**  
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts(In Rupees)
1	Total Estimated cost of the <b>Villa No. 1</b> as on <b>21.02.2022</b> date of Registration is	Rs. 1,46,66,666/-
2	Cost incurred as on <b>21.02.2022</b> (based on the Estimated cost )	Rs. 25,94,551/-
3	Work done in Percentage (as Percentage of the estimated cost )	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,20,72,115/-
5	Cost Incurred on Additional /Extra Items as on <b>21.02.2022</b> not included in the Estimated Cost (Annexure A)	


  
 S. REEVA ANTONDE  
 QUANTITY SURVEYOR  
 OFFICE: 15, Car Park Road,  
 Nr. Dhillan, GDA  
 Ph: 2421  
 TCP Reg. No. EB/1/2017

Building /Wing bearing Number **Villa No. 2**  
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts(In Rupees)
1	Total Estimated cost of the <b>Villa No. 2</b> as on <b>21.02.2022</b> date of Registration is	Rs. 1,46,66,667/-
2	Cost incurred as on <b>21.02.2022</b> (based on the Estimated cost )	Rs. 28,44,551/-
3	Work done in Percentage (as Percentage of the estimated cost )	1%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,18,22,116/-
5	Cost Incurred on Additional /Extra Items as on <b>21.02.2022</b> not included in the Estimated Cost (Annexure A)	—

Building /Wing bearing Number **Villa No. 3**  
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts(In Rupees)
1	Total Estimated cost of the <b>Villa No. 3</b> as on <b>21.02.2022</b> date of Registration is	Rs. 1,46,66,667/-
2	Cost incurred as on <b>21.02.2022</b> (based on the Estimated cost )	Rs. 28,44,551/-
3	Work done in Percentage (as Percentage of the estimated cost )	1%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,18,22,116/-
5	Cost Incurred on Additional /Extra Items as on <b>21.02.2022</b> not included in the Estimated Cost (Annexure A)	—

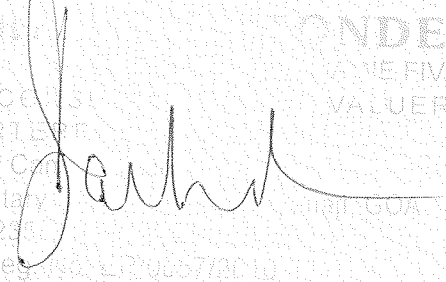
  
 PAB  
 CHARTERED  
 No. 24250  
 TOP Reg. No. 11/2008/20

**TABLE B**

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

Sr. No.	Particulars	Amounts(In Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <b>21.02.2022</b> of Registration is	Rs. 4,40,00,000/-
2	Cost incurred as on <b>21.02.2022</b> (based on the Estimated cost )	Rs. 82,83,653/-
3	Work done in Percentage (as Percentage of the estimated cost )	2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,57,16,347/-
5	Cost Incurred on Additional /Extra Items as on <b>21.02.2022</b> not included in the Estimated Cost (Annexure A)	—

Yours Faithfully

  
PAVITRA SONDHE  
CHARTERED  
BT-15, C  
N. Military  
Ph: 2423  
TCP Reg No. EP0657/0010

Signature of Engineer

**Note**

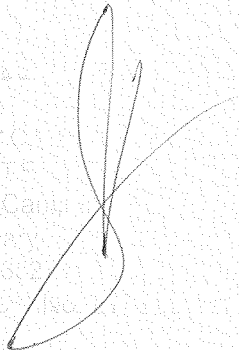
1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of 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)

Signature:  \_\_\_\_\_  
Name: \_\_\_\_\_  
Designation: \_\_\_\_\_  
Office: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_  
Pin: \_\_\_\_\_  
TCPI: \_\_\_\_\_