

Deepak S. Halarnker

B.E. (Civil) (Hons.) M.T.E

CONSULTING CIVIL ENGINEER

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REF. NO. 570/19

DATED: 14/03/2020

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)

To

Dr. Antonio Blasco Da Costa Gracias,
R/o House No. 54 / B, St. Joaquim Road,
Borda - Margao, Salcete - Goa.

Subject: Certificate of Cost Incurred for Development of Project 'STELLAR Residency', for construction of Building and Row Houses situated on the Plot bearing Chalta Nos. 15 & 16 of P.T. Sheet No. 194 demarcated by its boundaries (latitude and longitude of the end points) E 73° 58' 18" N 15° 16' 48" to the North, E 73° 58' 17.70" N 15° 16' 47.12" to the South, E 73° 58' 18.14" N 15° 16' 47.12" to the East, E 73° 58' 17" N 15° 16' 47.12" to the West of Ward Borda, Municipality Margao, taluka Salcete, District South Goa, PIN 403601, admeasuring 841.00 sq.mts. area being developed by Dr. Antonio Blasco Da Costa Gracias

Ref: Goa RERA Registration Number _____

Sir,

I, **Deepak S. Halarnker** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Residential Building and 2 Row Bungalows situated on the plot bearing Chalta nos. 15 & 16 of P.T. Sheet No. 194 of Ward Borda, Municipality Margao city, taluka Salcete, District South Goa PIN 403601 admeasuring 841.00 sq.mts. being developed by Dr. Antonio Blasco Da Costa Gracias.

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

- (i) **Shri Deepak S. Halarnker** as Architect;
- (ii) **Shri Deepak S. Halarnker** as Structural Consultant
- (iii) M/s / Shri / Smt _____ as MEP Consultant
- (iv) **Shri Deepak S. Halarnker** Quantity Surveyor *

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 myself, **Deepak S. Halarnker** appointed by the Developer, 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 of the aforesaid project under reference as Rs. 2,04,80,000/- (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, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. _____ (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 the South Goa Planning and Development Authority, Margao (planning Authority) is estimated at Rs. _____/- (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 in the Project 'STELLAR Residency'
(To be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building as on _____ date of Registration is	Rs. 1,57,84,000/-
2.	Cost incurred as on 14/03/2020 (based on the Estimated cost)	Rs. NIL /-
3.	Work done in Percentage(as Percentage of the estimated cost)	NIL %
4.	Balance Cost to be Incurred(Based on Estimated Cost)	Rs. NIL /-
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-

TABLE A

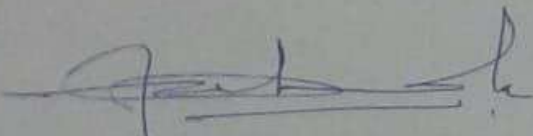
Row Houses in the Project 'STELLAR Residency'
(To be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Row Houses as on _____ date of Registration is	Rs. 46,96,000/-
2.	Cost incurred as on 14/03/2020 (based on the Estimated cost)	Rs. NIL /-
3.	Work done in Percentage(as Percentage of the estimated cost)	NIL %
4.	Balance Cost to be Incurred(Based on Estimated Cost)	Rs. NIL /-
5.	Cost Incurred on Additional /Extra Items as on _____ 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	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 2,04,80,000/-
2.	Cost incurred as on 14/03/2020 (based on the Estimated cost)	Rs. NIL /-
3.	Work done in Percentage(as Percentage of the estimated cost)	NIL %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL /-
5.	Cost Incurred on Additional / Extra Items as on 14/03/2020 not included in the Estimated Cost (Annexure A)	Rs. NIL /-

Yours Faithfully



DEEPAK S. HALARNKER
Structural Engineer No. SE/0001/2010

Er. DEEPAK S. HALARNKER
B.E. (CIVIL)
STRUCTURAL ENGINEER
T.C.P.D.
Reg. No. SE/0001/2010

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)