

# Er. Alinto Coelho

**BE (Civil) M.I.E, FIV. CHARTERED ENGINEER & APPROVED VALUER**

**TCP Reg No :- SE/0020/2012**

**ADDRESS – C/o Sun Estates Developers, Road Opp Bank of India, Nerul, Bardez, Goa.**

---

FORM 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

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

To,  
**M/s Sun Estate Developers**  
14/387/A, Next to hotel  
Blue Bay Miramar,  
Caranzalem, Panaji - Goa

Date:- 30-05-2018

Subject:

**Certificate of Cost for Development of Sol Pilerne, Villa Project (GoaRERA Registration Number) situated on the Plot bearing Survey No. 190/13, demarcated By Property bearing survey no 190/12 of Village Pilerne, to the North, By internal road to the South, By Properties bearing Sy No 186/15-28 to the West of Village Pilerne, By Village road to the West beyond which is property bearing Sy No 219/12 of Village Pilerne to the East, Village Pilerne, Taluka Bardez, Dist North Goa, PIN 403 114, admeasuring 5175 Sq. Mtrs. area being developed by M/s Sun Estates Developers.**

Ref.: Certificate of cost GoaRERA Registration of Project.

Sir,

I Mr. Alinto Coelho have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being Sol Pilerne, Villa Project (GoaRERA Registration Number) situated on the Plot bearing Survey No. 190/13, of Division Pilerne, village Pilerne, Taluka Bardez, Dist North Goa, PIN 403 114, admeasuring 5175 Sq. Mtrs. area being developed by M/s Sun Estates Developers.

Following technical professionals are appointed by Owner / Promoter :-

Following technical professionals are appointed by Owner / Promoter :-

- (i) Mr Darryl Joseph Fernandes as L.S. / Architect;
- (ii) Mr Alinto Coelho as Structural Consultant;
- (iii) NA as MEP Consultant;
- (iv) Mr Subhash Sajne as Site Supervisor

We have estimated the cost of 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 .....NA.....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.

1. We estimated the **Total Estimated Cost** of completion of the building(s) of the aforesaid project under reference as **Rs 14,30,12,000/-** (Total of Table A and B). The Total Estimated 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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Mapusa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
2. The **Estimated Cost Incurred** till date is calculated at **Rs. 4,10,000/-** (Total of Table A & B). The amount of Cost Incurred is calculated on the basis of the expenditure incurred for the project.
3. 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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Mapusa** (Planning Authority) is estimated at **Rs. 14,26,02,000/-** (Total of Table A and B).
4. 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 **Sol Pilerne, Villa Project**

(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 15/05/2018 date of Registration	Rs. 12,87,12,000/-
2.	Cost incurred as on 15/05/2018 (based on the Estimated cost)	Nil
3.	Work done in Percentage (as Percentage of the estimated cost)	Nil
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.12,87,12,000/-

5. Cost Incurred on Additional/Extra Items As on 15/05/2018 not included in the Estimated Cost (Annexure A) NA

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 15/05/2018 date of Registration	Rs. 1,43,00,000/-/-
2.	Cost incurred as on 15/05/2018 (based on the Estimated cost)	Rs 4,10,00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	3%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,38,90,000/-
5.	Cost Incurred on Additional/Extra Items As on 15/05/2018 not included in the Estimated Cost (Annexure A)	NA.

Yours Faithfully

Signature of Engineer

**Er. ALINTO COELHO**  
B.E (CIVIL) M.I.E  
Reg. No. SE/0020/2012  
TCP Dept. Govt of Goa

\*Note

1. The scope of work is to complete entire Real Estate Project as per drawings approval 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)

--