



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

**PARESH GAITONDE**

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

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

**FORM 3**

**ENGINEER'S CERTIFICATE**

Date: 28/08/2021

To,

Mr. Nagineni Ranga Rao &  
Mrs. N Vijaya Bharathi  
H.No 22/234/7-8 Roshan Apartments,  
La Oceana Colony, Nio Dona Paula S.O,  
Goa - 403004.

Subject: Certificate of Cost Incurred for Development of " S K Royal " a residential building project, situated on plot bearing Survey No. 22/20 of the larger property known as "Aforamento Dum Terreno Para Cultura De Arvores Frutiferas", demarcated by its boundaries by Survey No 22/12 to the North, By 6 meters wide road to the South, By Survey No 22/21 to the East, By 6 meters wide road to the West, situated at Corlim, within the local limits of Village Panchayat of Corlim, Taluka and Sub District Tiswadi, Dist North Goa, Goa-PIN 403110, admeasuring 1075 Sq. mts area being developed by Mr. Nagineni Ranga Rao & Mrs. N Vijaya Bharathi.

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

Sir,

I Shri Paresh Gaitonde have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being " S K Royal " a residential building project, situated on plot bearing Survey No. 22/20 of the larger property known as "Aforamento Dum Terreno Para Cultura De Arvores Frutiferas", situated at Corlim, within the local limits of Village Panchayat of Corlim, Taluka and Sub District Tiswadi, Dist North Goa, Goa-PIN 403110, admeasuring 1075 Sq. mts area being developed by Mr. Nagineni Ranga Rao & Mrs. N Vijaya Bharathi.

Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri. Jairaj Nevrekar as Architect;
- (ii) Shri . Paresh Gaitonde as Structural Consultant;
- (iii) Shri \_\_\_\_\_ as MEP Consultant;
- (iv) Shri . \_\_\_\_\_ as Site Supervisor

1. 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

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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.

2. We estimate **Total Estimated Cost** of completion of the building(s) of the aforesaid project under reference as **Rs. 1,70,00,000/-** (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 **Dy. Town Planner, Town & Country Planning Department, Tiswadi, Govt. of Goa, Panjim** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **Rs. 45,87,910/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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, Tiswadi, Govt. of Goa, Panjim** (Planning Authority) is estimated at **Rs. 1,24,12,090/-** (Total of Table A and B).
5. 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**

| Sr. No | Particulars                                                                                                                | Amounts           |
|--------|----------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1.     | Total Estimated cost of the building/wing<br>As on 28/08/2021 date of Registration                                         | Rs. 1,70,00,000/- |
| 2.     | Cost incurred as on 28/08/2021<br>(Based on the estimated cost)                                                            | Rs. 45,87,910/-   |
| 3.     | Work done in Percentage<br>(as Percentage of the estimated cost)                                                           | 26 %              |
| 4.     | Balance Cost to be Incurred<br>_____-/-<br>(Based on Estimated cost)                                                       | Rs.               |
| 5.     | Cost Incurred on Additional/Extra Items<br>Rs. ____NA____/-<br>As on.....not included in the<br>Estimated Cost (Annexure A |                   |

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**TABLE B**

| Sr. No | Particulars                                                                                                                                                | Amounts           |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1.     | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 00/00/2021 date of Registration | Rs. ____/-        |
| 2.     | Cost incurred as on 00/00/2021<br>(based on the Estimated cost)                                                                                            | Rs. ____/-        |
| 3.     | Work done in Percentage<br>(as Percentage of the estimated cost)                                                                                           | ____%             |
| 4.     | Balance Cost to be Incurred<br>Rs. ____-/-<br>(Based on Estimated cost)                                                                                    |                   |
| 5.     | Cost Incurred on Additional/Extra Items<br>As on.....not included in the<br>Estimated Cost (Annexure A)                                                    | Rs. ____NA ____/- |

Yours Faithfully

**PARESH GAITONDE**  
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SHRI PARESH GAITONDE

Signature &amp; Name (IN BLOCK LETTERS) of Engineer

Town and Country Planning Department Reg. No: ER/0057/2010**\*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)

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