



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 2

ENGINEER'S CERTIFICATE

To,

Date:09/05/2019

Ryago Hotels Pvt. Ltd,

Unit No. 201, Gera's Imperium I,

Patto, Panjim,

Goa 403 001

Subject: Certificate of Cost Incurred for Development of La-Covelofor Construction of VillaProject (GoaRERA Registration Number: _____) situated on thePlot bearing Survey No. 41/4B, demarcated by its boundaries (latitude and longitude of the end points) By Property bearing Survey Nos. 41/3 to the North, By remaining part of property bearing S. No. 41/5 to the South, By remaining part of property bearing S.No. 41/4 to the East, By Para Mapusa road to the West, of village Anjuna, Taluka Bardez, Dist. North Goa, PIN-403509, admeasuring 2410SqMtrs, area being developed by Ryago Hotels Pvt. Ltd,

Ref.: GoaRERA Registration Number: _____

Sir,

I Pares Gaitonde have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being a Villa Project (GoaRERA Registration Number: _____) situated on the Plot bearing Survey No.41/4-B, PIN 403 507, admeasuring 2410 Sq. Mtrs. area being developed by Ryago Hotels Pvt. Ltd,

Following technical professionals are appointed by Owner / Promoter :-

- (i) Ms. Naina Nagpal as L.S. / Architect;
- (ii) Mr. Pares Gaitonde as Structural Consultant;
- (iii) Mr. Chetan Kundap as Site Supervisor

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TCP Reg. No. ER/0057/2010



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1. I 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

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- 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 byNA.....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 **Rs7,09,61,124/-** (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, Govt. of Goa, Mapusa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **Rs. 19,04,107/-** (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, Govt. of Goa, Mapusa** (Planning Authority) is estimated at **Rs. 6,90,57,017/-** (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

Building / Wing bearing number or called **La-Covelo, 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 09-05-2019 date of Registration	Rs. 6,45,94,432/-
2.	Cost incurred as on 30/04/2019 (based on the Estimated cost)	Rs. 19,04,107/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 6,26,90,325/-
5.	Cost Incurred on Additional/Extra Items As onnot included in the Estimated Cost (Annexure A)	Rs _____ NA ___/-

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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 09-05-2019 date of Registration	Rs. 63,66,692/-
2.	Cost incurred as on 30/04/2019 (based on the Estimated cost)	Rs. NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 63,66,692/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. _____NA____/-

Yours Faithfully

PARESH GAITONDE
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Signature of Engineer

***Note**

- 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.
- (*) 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 (*).
- The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- 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.

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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)

Ryugo Hotels Pvt. Ltd.
Unit No. 203, Ger's Imperial,
Palm Garden,
Goa 403 001

Subject: Certificate of Cost incurred for Development of 1st-Cycle Construction of Villa Project (GoRERA Registration Number _____) situated on the site bearing Survey No. 41/42, demarcated by its boundaries (latitude and longitude of the end points), by Property bearing Survey Nos. 41/1 to the North, by remaining part of property bearing S. No. 41/5 to the South, by remaining part of property bearing S.No. 41/3 to the East, by Para Magna road to the West, of Village Anjuna, Taluka Bardez, Dist. North Goa, PIN-403001, adjoining 2410 Sq. Mtrs. area being developed by Ryugo Hotels Pvt. Ltd.

Ref: Certificate Registration Number: _____
I Paresh Gaitonde hereby certify the submission of complete statement of completed estimated cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being a Villa Project (GoRERA Registration Number _____) situated on the site bearing Survey Nos. 41/42, PIN-403001, adjoining 2410 Sq. Mtrs. area being developed by Ryugo Hotels Pvt. Ltd.

Following technical professionals are appointed by Owner / Developer:

- (1) Mr. Datta Nagpal as L.A. / Architect
- (2) Mr. Parashankar as Structural Consultant
- (3) Mr. Chetan Khandekar as Surveyor

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