

Neelesh G. Laad



Architectural and Structural Engineer - Approved Valuer

C/o. Ideal Housing Enterprises
Old Market, Margao - Goa. 403 601
Mob: 9850471430

Form 3

Ref. No. :

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

Date :

ENGINEER'S CERTIFICATE

Date: 16/02/2018

To,
Rayesh R. Raiker
H. No. 2177, Marlem,
P.O. Fatorda, Borda,
Margao, Goa

Subject: Certificate of Cost Incurred for Development of Project- VIAN for Construction of 6 Villas situated on the Plot bearing Chalta No 22 (part) of PTS No 193, Plot No. E1 demarcated by its boundaries, property of Pedro Andrade to the North , property of Venancio Sebastiao Soares to the South, Borda Hill to the East , Plot C of the same property to the West, of Ward Marlem, Margao Municipality, Salcete Taluka, District South Goa, Pin Code 403602, admeasuring 1781 sq.Mts.area being developed by Rayesh Raiker, proprietor of Raycon Builders.

Ref: Goa RERA Registration Number – N.A.

I Shri Neelesh G. Laad have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 6 Villas (V1, V2, V3, V4, V5, V6) situated on the plot bearing PTS 193, Chalta No. 22 demarcated by its boundaries property of Pedro Andrade to the North , property of Venancio Sebastiao Soares to the South, Borda Hill to the East , Plot C of the same property to the West, of Ward Marlem, Margao Municipality, Salcete Taluka, District South Goa, Pin Code 403602, admeasuring 1781 Sq.Mts. area being developed by Rayesh R. Raiker, proprietor of Raycon Builders.

Following technical professionals are appointed by Owner/Promoter:

- (i) Shri. Rajiv M. Sukhthanker as Architect
- (ii) Shri. Rayesh R. Raiker as Structural Consultant
- (iii) Shri. Neelesh G. Laad as Quantity Surveyor

1. We have estimated the cost of the completion to obtain Occupancy Certificate/ Completion Certification, of the Civil, MEP and allied works, of the Buildings 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 Neelesh G. Laad, Quantity Surveyor appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.



NEELES G. LAAD
B.E. (Civil) M.I.E., F.I.V.

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TCP-92/2010

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2. We estimate Total Estimated Cost of completion of the buildings of the aforesaid project under reference as Rs 3,05,15,800/- (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 buildings from the SGPDA and Margao Municipality being the planning authority under whose jurisdiction the aforesaid project is being implemented.
3. The estimated Cost Incurred till date is calculated at Rs. 13,95,000/- (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 Occupancy Certificate/Completion certificate from South Goa Planning & Dev. Authority and Margao Municipal Council is estimated at Rs. 2,91,20,800/- (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: Villa V1, V2, V3, V4, V5, V6.

Table A- Villa V1

No	Sr. Particulars	Amounts
1	Total Estimated cost of the Villa as on date of Registration is	Rs.42,60,000/-
2	Cost incurred as on 10/02/2018 (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.42,60,000/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NA

Table A- Villa V2

No	Sr. Particulars	Amounts
1	Total Estimated cost of the Villa as on date of Registration is	Rs.42,60,000/-
2	Cost incurred as on 10/02/2018 (based on the Estimated cost)	Rs.1,40,000/-
3	Work done in percentage (As percentage of the estimated cost)	3.29%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.41,20,000/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NA



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Table A- Villa V3

No	Sr.	Particulars	Amounts
1		Total Estimated cost of the Villa as on date of Registration is	Rs.50,19,400/-
2		Cost incurred as on 10/02/2018 (based on the Estimated cost)	Rs.9,00,000/-
3		Work done in percentage (As percentage of the estimated cost)	17.93%
4		Balance Cost to be Incurred (Based On Estimated Cost)	Rs.41,19,400/-
5		Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NA

Table A- Villa V4

No	Sr.	Particulars	Amounts
1		Total Estimated cost of the Villa as on date of Registration is	Rs.47,76,400/-
2		Cost incurred as on 10/02/2018 (based on the Estimated cost)	Rs.2,50,000/-
3		Work done in percentage (As percentage of the estimated cost)	5.23%
4		Balance Cost to be Incurred (Based on Estimated Cost)	Rs.45,26,400/-
5		Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NA

Table A- Villa V5

No	Sr.	Particulars	Amounts
1		Total Estimated cost of the Villa as on date of Registration is	Rs.48,50,000/-
2		Cost incurred as on 10/02/2018 (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. 48,50,000/-
5		Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NA



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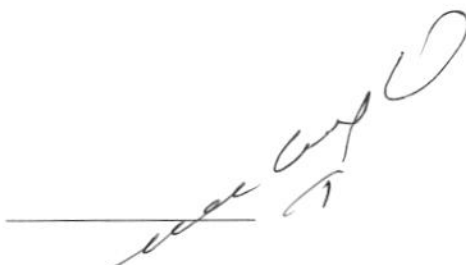
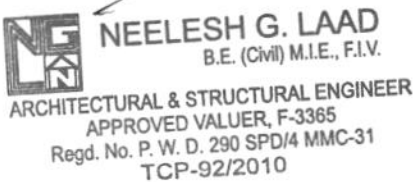
Table A- Villa V6

No	Sr.	Particulars	Amounts
1		Total Estimated cost of the Villa as on date of Registration is	Rs. 48,50,000/-
2		Cost incurred as on 10/02/2018 (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. 48,50,000/-
5		Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NA

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 date of Registration is	Rs. 25,00,000/-
2	Cost incurred as on 10/02/2018 (Based on the Estimated cost)	Rs. 1,05,000/-
3	Work done in percentage (As percentage of the estimated cost)	4.2%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 23,95,000/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NA

Yours faithfully,

NEELESH G. LAAD
 B.E. (Civil) M.I.E., F.I.V.
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