

Block A.

SATISH R. KAMBLE B.E. CIVIL, M.I.E.

REGISTERED CIVIL ENGINEER,
PWD REGISTRATION NO: - 709/2001,
TCP REG. NO. SE/0039//2010,
MARGAO - GOA

Off: - 421, 4th floor 'LAKE PLAZA', Opp. Fatorda Stadium Margo Goa.

Ref: SEC/Cert./RERA/2021/

Date: 25/10/2021

FORM 3 [see Rule 5(1) (a)(ii)]

ENGINEER'S CERTIFICATE

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

To,
R & A Builders
419&420, 4th Floor "LAKEPLAZA"
Opposite Nehru Stadium
Fatorda Margao- Goa
South Goa 403602

Date: 25/10/2021

Subject: Certificate of cost incurred for development of, "Aditya's Pride – Block A" residential cum commercial building Project (Goa RERA Registration Number) situated on the Property bearing, Survey No. 130/3-D, demarcated by its boundaries (latitude and longitude of the end points)

ON THE NORTH : By 8.00m wide public road.

ON THE SOUTH : By property bearing survey no.130/5

ON THE EAST : By property bearing survey no.130/3-A

ON THE WEST : By property bearing survey no.130/2-A

of Sub-Division in Village Nuvem, Taluka Salcete, Dist South Goa, PIN 403604, admeasuring 2510 Sq. Mtrs. area being developed by R & A Builders .

Ref.: Goa RERA Registration Number _____

Sir,

I Mr. Satish R. Kamble have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being "Aditya's Pride – Block A" Residential cum commercial building Project (GoaRERA Registration Number) situated on the Property bearing Survey No. 130/3-D, of Village Raia, Taluka Salcete, Dist South Goa, PIN 403604, admeasuring 2510 Sq. Mtrs. area being developed by **R & A Builders**.

Following technical professionals are appointed by Owner / Promoter: -

- (i) Mr. Satish R. Kamble as Architect;
- (ii) Mr. Satish R. Kamble as structural consultant;
- (iii) Mr. Manikant Madiwal as Site Supervisor
- (iv) Mr. Satish R. Kamble as MEP consultant

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 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 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 **Rs. 2,53,77,500/** (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, Margao** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **Rs. 70,00,000 /-**(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 Occupation Certificate / Completion Certificate from **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Margao** (Planning Authority) is estimated at **Rs. 1,83,77,500/-** (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 No. A or called "Aditya's Pride – Block A", Residential cum commercial 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 25/10/2021 date of Registration	Rs. 2,32,72,400/-
2.	Cost incurred as on 25/10/2021 (based on the Estimated cost)	Rs. 70,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	30.07%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,62,72,400/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs _____ NA ___/-

TABLE B

Building No., A or called "Aditya's Pride – Block A", Residential cum commercial Project

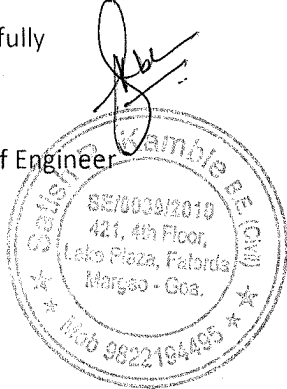
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 25/10/2021 date of Registration	Rs. 21,05,100/-
2.	Cost incurred as on 25/10/2021 (based on the Estimated cost)	Rs. 00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	00%

4. Balance Cost to be Incurred
(Based on Estimated cost) Rs. 21,05,100/-
5. Cost Incurred on Additional/Extra Items
As on.....not included in the
Estimated Cost (Annexure A) Rs. _____ NA _____/-

Yours Faithfully

Signature of Engineer



***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)

Block B

SATISH R. KAMBLE B.E. CIVIL, M.I.E.

REGISTERED CIVIL ENGINEER,

PWD REGISTRATION NO: - 709/2001,

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To,

Date: 25/10/2021

R &A Builders

419&420, 4th Floor "LAKEPLAZA"

Opposite Nehru Stadium

Fatorda Margao- Goa

South Goa 403602

Subject: Certificate of cost incurred for development of, "Aditya's Pride – Block B" residential cum commercial building Project (Goa RERA Registration Number) situated on the Property bearing, Survey No. 130/3-D, demarcated by its boundaries (latitude and longitude of the end points)

ON THE NORTH : By 8.00m wide public road.

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ON THE WEST : By property bearing survey no.130/2-A

of Sub-Division in Village Nuvem, Taluka Salcete, Dist South Goa, PIN 403604, admeasuring 2510 Sq. Mtrs. area being developed by R &A Builders .

Ref.: Goa RERA Registration Number _____

Sir,

I Mr. Satish R. Kamble have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being "Aditya's Pride – Block B" Residential cum commercial building Project (GoaRERA Registration Number) situated on the Property bearing Survey No. 130/3-D, of Village Raia, Taluka Salcete, Dist South Goa, PIN 403604, admeasuring 2510 Sq. Mtrs. area being developed by **R & A Builders**.

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- (v) Mr. Satish R. Kamble as Architect;
- (vi) Mr. Satish R. Kamble as structural consultant;
- (vii) Mr. Manikanth Madiwal as Site Supervisor
- (viii) Mr. Satish R. Kamble as MEP consultant

6. 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 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.
7. We estimate **Total Estimated Cost** of completion of the building(s) of the aforesaid project under reference as **Rs. 2,54,05,100/** (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, Margao** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
8. The **Estimated Cost Incurred** till date is calculated at **Rs. 0.00 /-**(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
9. 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, Margao** (Planning Authority) is estimated at **Rs. 2,54,05,100/-** (Total of Table A and B).
10. 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 No. B or called "Aditya's Pride – Block B", Residential cum commercial Project

(to be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
6.	Total Estimated cost of the building/wing As on 25/10/2021 date of Registration	Rs. 2,33,00,000/-
7.	Cost incurred as on 25/10/2021 (based on the Estimated cost)	Rs. 34.95,000/-
8.	Work done in Percentage (as Percentage of the estimated cost)	15%
9.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,98,05,000 /-
10.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. _____ NA ___/-

TABLE B

Building No., B or called "Aditya's Pride – Block B", Residential cum commercial Project

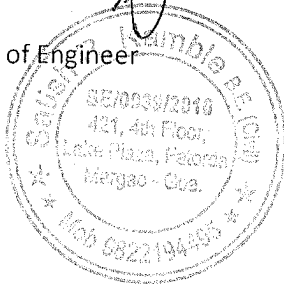
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
6.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 25/10/2021 date of Registration	Rs. 21,05,100/-
7.	Cost incurred as on 25/10/2021 (based on the Estimated cost)	Rs. 00/-
8.	Work done in Percentage (as Percentage of the estimated cost)	00%

9. Balance Cost to be Incurred (Based on Estimated cost) Rs. 21,05,100/-
10. Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A) Rs _____ NA _____/-

Yours Faithfully

Signature of Engineer



***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)

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

"Aditya' s Pride - Block-A"

Sr No.	Flat No.	Carpet Area/ Built up area (In sq. mts.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
1	Shop-1	29.95			
2	Shop-2	29.14			
3	Shop-3	30.13			
4	Shop-4	30.13			
5	Shop-5	29.02			
6	Shop-6	28.61			
7	Shop-7	16.97			
8	Garage	14.76			
9	A-F-1	139.09			
10	A-F-2	131.77			
11	A-S-1	112.25			
12	A-S-2	137.52			
13	A-S-3	129.83			
14	A-S-4	121.25			

(Unsold Inventory Valuation)

Ready Recknor Rate or Rate as ascertained by a registered valuer on the date of issuance of Certificate of the Residential/Commercial premises:

Rs-----per sm

Sr No.	Flat No.	Carpet Area/ Built up area (In sq. mts.)	Unit Consideration as per Ready Reckoner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of Certificate
1	Shop-1	29.95	
2	Shop-2	29.14	
3	Shop-3	30.13	
4	Shop-4	30.13	
5	Shop-5	29.02	
6	Shop-6	28.61	
7	Shop-7	16.97	
8	Garage	14.76	
9	A-F-1	139.09	
10	A-F-2	131.77	
11	A-S-1	112.25	
12	A-S-2	137.52	
13	A-S-3	129.83	
14	A-S-4	121.25	

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

"Aditya' s Pride - Block-B"

Sr No.	Flat No.	Carpet Area/ Built up area (In sq. mts.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
1	B-G-1	81.63			
2	B-G-2	97.34			
3	B-F-1	98.20			
4	B-F-2	96.67			
5	B-F-3	103.31			
6	B-F-4	116.43			
7	B-S-1	98.2			
8	B-S-2	96.67			
9	B-S-3	103.31			
10	B-S-4	116.43			

(Unsold Inventory Valuation)

Ready Recknor Rate or Rate as ascertained by a registered valuer on the date of issuance of Certificate of the Residential/Commercial premises:

Rs-----per sm

Sr No.	Flat No.	Carpet Area/ Built up area (In sq. mts.)	Unit Consideration as per Ready Reckoner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of Certificate
1	B-G-1	81.63	
2	B-G-2	97.34	
3	B-F-1	98.20	
4	B-F-2	96.67	
5	B-F-3	103.31	
6	B-F-4	116.43	
7	B-S-1	98.2	
8	B-S-2	96.67	
9	B-S-3	103.31	
10	B-S-4	116.43	

