



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

PARESH GAITONDE

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

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

Tel.: 2423527, 9822102782
email - pareshg28@yahoo.com

GSTIN:-30ACDPG7254P1ZI
PAN NO:- ACDPG7254P

FORM 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

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

Date: 30-07-2024

To,
RIO LUXURY HOMES PRIVATE LTD.
Aldeia serenia, Bouda Vaddo,
Assagao, Bardez - Goa

Sub: Certificate of Percentage of Construction Work of VILLAGE "A CAPELLA" situated on the Plot bearing Survey No 94/1 demarcated by its boundaries No. to the NORTH, By Sy No. 92 of Village Oxel to the South, By Sy No. 99/6 of Village Oxel to the East by Sy No. 92/2 of Village Oxel, to the West By Sy No. 95/1 to 17 and 96/2,3,4 and 5, and 97/2,3,5,6 and by survey N. 98/1, 2,3 and 8 & 9 of Village Oxel PIN 403517 admeasuring 1351 sqmts and Remaining part of the same being developed by RIO LUXURY HOMES PVT LTD.

Ref.: Goa RERA Registration Number: _____

Sir,

I Mr. Paresh U. Gaitonde (reg.no.ER _____) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being RIO ROYALE, apartment Project (Goa RERA Registration Number _____) situated on the Plot bearing Survey No. 94/1 Village Panchayat Bardez Taluka, District North Goa Bardez taluka District PIN 403517, admeasuring 15,500 sqm. area being developed by RIO LUXURY HOMES PRIVATE LTD,

Following technical professionals are appointed by Owner / Promoter:-

1. Shri. Jairaj Nevrekar as L.S. / Architect;
2. Shri Paresh Gaitonde as Structural Consultant;
3. Shri. Shailesh Madali as Site Supervisor

PARESH GAITONDE
BE (CIVIL) AMIE FIV
RCC CONSULTANT GOVT. VALUER
CHARTERED ENGINEER
BT-15, Campal Trade Centre
Nr. Military Hospital, Campal, Panaji, GOA
Ph: 2423527 Mob: 9822102782
TCP Reg. No. ER/0057/2010

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 by. 60,50,00,000 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.

4. We estimate **Total Estimated Cost** of completion of the PROJECT VILLA(s) of the aforesaid project under reference as Rs 60,50,00,000 /- (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, Govt. of Goa, Mapusa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
5. The Estimated **Cost Incurred** till date is calculated at Rs. 60,50,00,000 /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
6. 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. 60,50,00,000 /- (Total of Table A and B).
7. 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

A CAPPELLA 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/Project	Rs. 60,50,00,000/-
2.	Cost incurred as. on date of registration (Based on the estimated cost)	Rs. 60,50,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 60,50,00,000/-
5.	Cost Incurred on Additional/Extra Items As on date of Registration not included in the Estimated Cost (Annexure A)	Rs. 0..00

PARESH GAITONDE
 BE (CIVIL) AMIE FIV
 RCC CONSULTANT, GOVT. VALUER
 CHARTERED ENGINEER
 BT-15, Campal Trade Centre
 Nr. Military Hospital, Campal, Panaji, GOA
 Ph: 2423527 Mob. 9822151122
 TCP Reg. No. EN0057/2010

TABLE B**(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	
7.	Development Works including amenities and Facilities in the layout as on date of Registration	Rs. 60,50,00,000/-
	Cost incurred as on as on date of Registration (based on the Estimated cost)	Rs. 60,50,00,000/-
8.	Work done in Percentage (as Percentage of the estimated cost)	_____ %
9.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 60,50,00,000/-
10.	Cost Incurred on Additional/Extra Items As on date of registration not included in the Estimated Cost (Annexure A)	Rs 0.00

Yours Faithfully

PARESH GAITONDE

B.E.(CIVIL) AMIE FIV

RCC CONSULTANT, GOVT. VALUER

CHARTERED ENGINEER

BT-15, Campal Trade Center

Nr. Military Hospital, Campal, Panaji, GOA

Ph: 2423527 Mob: 9822102112

TCP Reg. No. ER/0057/2010

Signature of Engineer

Note:

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

NIL

PARESH GAITONDE

B.E. (CIVIL) AMIE FIV
RCC CONSULTANT GOVT. VALUER
CHARTERED ENGINEER
BT-15, Campal Trade Center
Nr. Military Hospital, Campal, Panaji, GOA
Ph: 2423527 Mob: 9822 04 722
CP Reg. No. ER/0057/2014