

Rakesh Bandekar

B.E. (Civil)

Reg. No- SE/ 0046/2010

Add:-1-A,2nd floor Grace Avenue behind Bicholim Bus stand,
Bicholim,Goa

Phone No: - 8806045959

The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,
Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017

ENGINEER'S CERTIFICATE

Date: 30/09/2019

To

Sky Blue Realtors,

Bhatawadi opp. D'LILA restaurant

Near Taleshwar Temple

Mulgao Bicholim - Goa

Subject: Certificate of Cost Incurred for Development of Sky Blue Realtors for Construction of Residential cm Commercial building / Block A of the Phase I of the Projects situated on the Plot bearing survey No. 260/1-D Plot no _____ demarcated by its boundaries NORTH : SY NO 260/1-C, SOUTH : SY NO 76/1, EAST : SY NO 76/1, WEST SY NO 260/1-C & 260/1 to the North 30m wide proposed road to the South Rain water drain to the East to the West of Ward village Panchayat Mulgao, Bicholim taluka, District North goa, PIN 403504 admeasuring 5830 sq.mts. area being developed by Sky Blue Realtors.

Ref: Goa RERA Registration Number _____

Sir,

I Rakesh Ulhas Bandekar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Residential cm Commercial building / Block A of the I Phase situated on the plot bearing bearing SURVEY No. 260/1-D Plot no _____ of Ward village Panchayat Mulgao, Bicholim taluka, District North goa, PIN 403504 admeasuring 5830 sq.mts. area being developed by Sky Blue Realtors.

1. Following technical professionals are appointed by Owner / Promoter :-

i) Shri Rakesh Ulhas Bandekar L.S. / Architect

ii) Shri Rakesh Ulhas Bandekar as Structural Consultant

iii) Shri Rakesh Ulhas Bandekar as MEP Consultant

iv) Miss Nehalee G. Talawnekar as Quantity Surveyor

2. 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 Miss Nehalee G. Talawnekar 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project

under reference as Rs 4,48,65,480 /- (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

TCP, Bicholim being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 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.
5. 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 TCP, Bicholim (planning Authority) is estimated at Rs. 3,98,65,480 (Total of Table A and B).
6. 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 Block A for called _____
(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 _____ date of Registration is	Rs. <u>4,36,65,480/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>49,50,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>11.34</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>3,87,15,480/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u> /-

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 _____ date of Registration is	Rs. <u>12,00,000/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>50,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>4.2</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>11,50,000/-</u>

5	Cost Incurred on Additional /Extra Items as on _____ not Included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u> /-
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Yours Faithfully


Rakesh Bandekar
B. E. (Civil)

Signature of Engineer
(Licence No.....P.W.D.REG.NO..P.W.D/ENGR. 608/98

58/0046/2010-20

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)

ANNEXURE A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (In sq.mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
	TOTAL	0			

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

DETAILS OF RESIDENTIAL PREMISES ON GROUND FLOOR

Sr. No.	SHOP NO.	Carpet Area (In sq.mts)	Area of 1/3rd Mezzanine (In sq mts)	Area of Exclusive Open Terrace (In sq.mts)	Unit Consideration as per Ready Reckoner Rate (ASP) or as ascertained by a registered valuer on the date of issuance of certificate
1	S1	25.66	5.95	0	3161000
2	S2	21.15	4.9	0	2605000
3	S3	21.15	4.9	0	2605000
4	S4	21.99	5.1	0	2709000
5	S5	21.15	4.9	0	2605000
6	S6	21.15	4.9	0	2605000
7	S7	21.99	5.1	0	2709000
8	S8	21.15	4.9	0	2605000
9	S9	21.15	4.9	0	2605000
10	S10	21.99	5.1	0	2709000
11	S11	21.15	4.9	0	2605000
12	S12	21.15	4.9	0	2605000
13	S13	21.99	5.1	0	2709000
14	S14	21.15	4.9	0	2605000
15	S15	21.15	4.9	0	2605000
16	S16	25.66	5.95	0	3161000
	TOTAL	350.78	81.3	0	43208000

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Engineer's Signature

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Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
	TOTAL	0			

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

DETAILS OF RESIDENTIAL PREMISES ON UPPER GROUND FLOOR

Sr. No.	Flat No.	Carpet Area (in sq.mts)	Area of Exclusive Balcony/Verandah (in sq.mts)	Area of Exclusive Open Terrace (in sq.mts)	Unit Consideration as per Ready Reckoner Rate (ASP) or as ascertained by a registered valuer on the date of issuance of certificate
1	UG1	39.93	9.22	0	2400000
2	UG2	57.55	13.32	0	3400000
3	UG3	57.55	13.32	0	3400000
4	UG4	57.51	13.32	0	3400000
5	UG5	57.55	13.32	0	3400000
6	UG6	39.93	9.22	0	2400000
	TOTAL	310.02	71.72	0	18400000


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56/0046/2010-2

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ANNEXURE A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
	TOTAL	0			

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

DETAILS OF RESIDENTIAL PREMISES ON FIRST FLOOR

Sr. No.	Flat No.	Carpet Area (in sq.mts)	Area of Exclusive Balcony/Verandah (in sq.mts)	Area of Exclusive Open Terrace (in sq.mts)	Unit Consideration as per Ready Reckoner Rate (ASP) or as ascertained by a registered valuer on the date of Issuance of certificate
1	F1	39.93	9.22	0	2400000
2	F2	57.55	13.32	0	3400000
3	F3	57.55	13.32	0	3400000
4	F4	57.51	13.32	0	3400000
5	F5	57.55	13.32	0	3400000
6	F6	39.93	9.22	0	2400000
7	F7	39.93	9.22	0	2400000
8	F8	57.55	13.32	0	3400000
9	F9	57.55	13.32	0	3400000
10	F10	57.51	13.32	0	3400000
11	F11	57.55	13.32	0	3400000
12	F12	39.93	9.22	0	2400000
	TOTAL	620.04	143.44	0	36800000


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SEP 06/2010-20

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