

Abhay U. Kunkolienkar

B.E. (civil)
Consulting Engineer
PWD / ENGR - 310 /92
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GSTIN : 30ADGPK3618R1ZD

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)

Date: 19-08-2019

To,

Raj Housing Development Pvt. Ltd.,
Office - 401, Rajdeep Galleria,
Sadar, Margao -Goa.

Subject : Certificate of Cost Incurred for Development/ Construction of

"RAJ ENCLAVE- Phase II"

situated on the Plot

bearing Chalta No. 1 of P. T. Sheet No. 8 at Mapusa, Goa, demarcated by its boundaries to the North: by Open Space, Garden , Block-A & Block-B of Phase-I, to

the South: by Chalta No 9 of PT sheet no 17, by Chalta No 8 & 21 of PT sheet no 17

and chalta no 28 and 27 of PT sheet no 7, to the East: by Block-C of Phase-I, to the

West by chalta no 9 & 11 of PT sheet no 7, by chalta no 3 & 8 of PT sheet no 7 and

partly by remaining part of Chalta no 1 of PT sheet no 8 in Municipal Council of

Mapusa , Taluka Bardez, District - North Goa Pin 403 507, admeasuring 6927.45

sq.mts. being developed by Raj Housing Development Pvt. Ltd.'

Ref: Goa RERA Registration Number _____

Sir,

I, **Engr. Abhay Kunkolienkar**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being '**Block-D, Block-E & Block-F of Phase - II**' of the Project '**RAJ ENCLAVE**', situated on the **Plot bearing Chalta No. 1 of P. T. Sheet No. 8 at Mapusa, Goa**, demarcated by its boundaries to the North: **by Open Space, Garden & Building A & B**, to the South: **by Chalta No 9 of PT sheet no 17, by Chalta No 8 & 21 of PT sheet no 17 and chalta no 28 and 27 of PT sheet no 7**, to the East: **by Building C**, to the West **by chalta no 9 & 11 of PT sheet no 7, by chalta no 3 & 8 of PT sheet no 7 and partly by remaining part of Chalta no 1 of PT sheet no 8 in Municipal Council of Mapusa, Taluka Bardez, District - North Goa Pin 403 507, admeasuring 6927.45sq.mts. being developed by 'M/S. Raj Housing Development Pvt. Ltd.'**

1. Following technical professionals are appointed by '**M/S. Raj Housing Development Pvt. Ltd.**':-
 - (i) Mr. **Sidharth Naik (ULYSIS)** as Architect;
 - (ii) Mr. **Abhay U Kunkolienkar** as Structural Consultant;
 - (iii) M/S **Aqua Utility Designs & Management Pvt Ltd** as MEP Consultant;
 - (iv) Mr. **Ambrish Goavekar** as Quantity Supervisor;
2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied Works, of the '**Block-D, Block-E & Block-F of Phase - II**' of the Project '**RAJ ENCLAVE**'. 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 Mr. **Ambrish Goavekar** quantity Surveyor appointed by **M/S. Raj Housing Development Pvt. Ltd.**, 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 '**Block-D, Block-E & Block-F of Phase - II**' of the aforesaid project under reference as Rs. **32,62,11,127.00** (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 '**Block-D, Block-E**

& **Block-F of Phase - II** ' from the **North Goa Planning and Development Authority** being the Planning Authority and **Municipal Council of Mapusa** under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.**39,15,525.00** (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 '**Block-D, Block-E & Block-F of Phase - II**' of the subject project to obtain Occupation Certificate/ Completion Certificate from **NGPDA** (planning Authority) and **Municipal Council of Mapusa** is estimated at Rs. **32,22,95,602.00** (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 bearing Number: '**Block-D of Phase - II**' in the project named '**RAJ ENCLAVE**'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block IV as on <u>31/07/2019</u> date	Rs.5,21,40,385.00
2	Cost incurred as on <u>31/07/2019</u> (Based on the Estimated cost)	Rs. Nil.
3	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,21,40,385.00
5	Cost Incurred on Additional /Extra items as on <u>31/07/2019</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-A

Building bearing Number: 'Block-E of Phase - II' in the project named 'RAJ ENCLAVE'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block IV as on <u>31/07/2019</u> _ date	Rs.17,77,69,575.00
2	Cost incurred as on <u>31/07/2019</u> (Based on the Estimated cost)	Rs. Nil.
3	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,77,69,575.00
5	Cost Incurred on Additional /Extra items as on <u>31/07/2019</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-A

Building bearing Number: 'Block-F of Phase - II' in the project named 'RAJ ENCLAVE'.

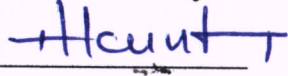
Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block IV as on <u>31/07/2019</u> date	Rs.2,64,03,453.00
2	Cost incurred as on <u>31/07/2019</u> (Based on the Estimated cost)	Rs. Nil.
3	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,64,03,453.00
5	Cost Incurred on Additional /Extra items as on <u>31/07/2019</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-B

'Block-D, Block-E & Block-F of Phase - II ' in the Project 'RAJ ENCLAVE'

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on <u>31/07/2019</u> date	Rs.6,98,97,714.00
2	Cost incurred as on <u>31/07/2019</u> (Based on the Estimated cost)	Rs.39,15,525.00
3	Work done in Percentage (As Percentage of the estimated cost)	5.60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,59,82,189.00
5	Cost Incurred on Additional /Extra items as on <u>31/07/2019</u> not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully



ABHAY U KUNKOLIENKAR
Engineer
(TCP REG. No SE/0013/2010)
(PWD/ENGR-310/92)

Abhay U. Kunkolienker
B.E. (Civil)
Reg. No. PWD / ENGR-310/92
TCP Reg. No. SE/0013/2010

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

Sr. No	Particulars	Amounts
	Nil.	Nil.

***Note**

1. Estimate is purely of construction cost, does not include land cost, plot development, licensing approvals etc.
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. External development includes retaining walls for compound wall, compound wall, road works, landscape works and common utilities.
4. All components of work with specifications are indicative and not exhaustive.