Ramesh Verenkar
B.E.; M.I.E. ; F.I.V.

S-7, COELHO APARTMENTS
DADA VAIDYA CHOWK
PONDA-GOA 403 401

CHARTERED CIVIL ENGINEER
PLANNING & R.C.C CONSULTANT
APPROVED VALUER

Tel. : (0832) 2314333

FORM-3

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

ENGINEER'S CERTIFICATE

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

Date:22-02-2018

To
M/s. Raj Housing Development Pvt. Ltd.
Rajdeep Galleria,
Ponda, Goa.

Subject: Certificate of Cost Incurred for Development of " Prop. Residential & Commercial Building Project" for Construction of

Five buildings/ blocks of the 1st Phase situated on the Plot bearing Survey no. 199 / 2demarcated by its boundaries(latitude and longitude of the end points)Survey Nos. 203 / 15, 16, 17, 18, 19, 20 & 21 to the North, Public road to the South, Survey No.200 / 3 to the East and Survey no. 199 / 1 to the West, of Ward Daaga', Municipality of Ponda, taluka Ponda, District S.Goa PIN 403 401 admeasuring3800.00 sq.m. area being developed by M/s. Raj Housing Development Pvt. Ltd.

Ref: Goa RERA Registration Number : Not yet allotted.

Sir,
I Ramesh Verenkar, Planning and Structural Engineer and Approved Valuer, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being 5 (five) Buildings of the 1st Phase situated on the plot bearing Survey no. 199 / 2 ofWardDaaga, Municipality Ponda, taluka Ponda, District South Goa PIN 403 401 admeasuring 3800.00 sq.m.area being developed by M/s. Raj Housing Development Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) ShriFrancis X. Fernandes Architect ;
   (ii) Shri Ramesh Verenkar as Structural Consultant
   (iii) M/s /Shri / Smt _____ as MEP Consultant
   (iv) M/s /Shri / Smt _____as Quantity Surveyor *

2. I have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Buildings of the project. My estimated cost calculations are based on the Drawings/plans made available to me for the project under reference by the Developer and Consultants and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.17,63,56,740.00 (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 buildings from the Ponda Municipal Council and the South Goa Planning & Development Authority respectively, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 4,17,22,306.00 (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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from the Ponda Municipal Council and South Goa Planning & Development Authority (Planning Authority) is estimated at Rs. 13,46,34,434.00 (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 Tables A and B below :

TABLE A

Building / Block bearing Number 'A / B'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 12-02-2018 / date of Registration is	Rs. 75,54,000.00
2	Cost incurred as on (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. 75,54,000.00
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building / Block bearing Number 'C'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 12-02-2018 / date of Registration is	Rs. 82,66.800.00
2	Cost incurred as on (based on the Estimated cost)	Rs. 2,06,670.00
3	Work done in Percentage (as Percentage of the estimated cost)	2.50 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 80,60,130.00
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building / Block bearing Number 'D'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 12-02-2018 / date of Registration is	Rs. 26,14,800.00
2	Cost incurred as on (based on the Estimated cost)	Rs. 17,25,768.00
3	Work done in Percentage (as Percentage of the estimated cost)	66.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,89,032.00
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building / Block bearing Number 'E'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 12-02-2018 / date of Registration is	Rs. 47,95,400.00
2	Cost incurred as on (based on the Estimated cost)	Rs. 23,97,700.00
3	Work done in Percentage (as Percentage of the estimated cost)	50.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 23,97,700.00
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building / Block bearing Number 'F'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 12-02-2018 / date of Registration is	Rs.14,87,51,240.00
2	Cost incurred as on (based on the Estimated cost)	Rs. 3,73,92,168.00
3	Work done in Percentage (as Percentage of the estimated cost)	25.137 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,13,59,072.00
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. Nil

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 10-02-2018 / the date of Registration is	Rs. 36,90,000.00
2	Cost incurred as on 10-02-2018 (based on the Estimated cost)	Rs. 29,70,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	80.488 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,20,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimates Cost (Annexure A)	Rs. Nil

Yours Faithfully

Rameeh Verenkar
B.E.;M.I.E.;F.I.V.
CHARTERED ENGINEER
PLANNING & RCC CONSULTANT
Institution of Engineers(India) Reg. No. M-52868
Govt. of Goa Reg. no. SE/0012/2011

Signature of Engineer
Govt. of Goa Reg. No. SE / 0012 / 2011

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)