



CHANDRASHEKAR & ASSOCIATES

Consulting Structural Engineer, Valuer and Quantity Surveyors

Structural Engineer

Particulars	Remarks
Engineer Name	M. G. Chandrashekar
Email ID	<u>cshekar.associates@gmail.com</u>
Address Line 1	B-2/G-2, Nandanban Housing Society, Near T.B. Hospital, Caranzalem Post, Taleigao Road, St. Inez, Goa
Address Line 2	
State	Goa
District (North Goa/ South Goa)	North Goa
PIN Code	403002
Year of Establishment	1993
No. of Projects Completed	786
Value of Project Completed	Form 10 Lakhs to 100 Crores

M. G. CHANDRASHEKAR
REG. No. TCP/SE/0052/2010
B2/G2, NADANBAN HSG. SOCIETY
NEAR T. B. HOSPITAL, CARANZALEM POST,
TALEIGAO ROAD, ST. INEZ, GOA.



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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. TROPICAL RESIDENCES GOA LLP,
C-604, Kanti Apartments,
Mount Mary Church Road, Bandra (West),
Mumbai, Maharashtra- 400050.

Subject: :- Certificate of Cost Incurred for Development of **TROPICAL RESIDENCES** for Construction of Residential villas and swimming pools of Phase-1 of the project (Goa RERA Registration Number____) situated on the Plot bearing Survey no. 75/24-A demarcated by its boundaries to the North by S. No.75/20, 75/22 and 75/23, to the South by S. No. 75/27 to the west by S.No.75/1 and public roads to the East by S.No.75/24 of Sangolda Village, Bardez Taluka, District North, 403114 admeasuring 3900 sq.mts. area being developed by **M/s. TROPICAL RESIDENCES GOA LLP.**

Ref: Goa RERA Registration Number NIL

Sir,

I, M.G. Chandrashekar have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Residential villas and swimming pools of Phase-1 situated on the Plot bearing Survey no. 75/24-A demarcated by its boundaries to the North by S. No.75/20, 75/22 and 75/23, to the South by S. No. 75/27 to the west by S.No.75/1 and public roads to the East by S.No.75/24 of Sangolda Village, Bardez Taluka, District North, 403114 admeasuring 3900 sq.mts. area being developed by **M/s. TROPICAL RESIDENCES GOA LLP.**

1. Following technical professionals are appointed by Owner/Promoter :
 - (i) Shri. **ASHLEY MASCARENHAS** as Architect
 - (ii) Shri. **M.G. CHANDRASHEKAR** as Structural Consultant
 - (iii) M/S/Shri/Smt **NOT APPLICABLE** as MEP Consultant
 - (iv) Shri. **SARVESH PANKAR** as Site Supervisor.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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 **SARVESH PANKAR** Site Supervisor *



- appointed by Developer/Engineer, and the assumption of the cost of material, labor 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. 5, 32, 45,900/-** (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 T.C.P being the planning authority under whose jurisdiction the aforesaid project is being implemented.
 4. The estimated Cost incurred till date is calculated at **Rs. 2, 56, 62,700/-** (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 Town and Country Planning Department / Village Panchayat of Sangolda (planning Authority) is estimated at **Rs. 2,75,83,200/-** (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: admeasuring 3900 Sq. Mtrs. Bearing Survey no. 75/24-A called **TROPICAL RESIDENCES**.

Table A

Villas called TROPICAL RESIDENCES

(To be prepared separately for each Villas /Wing of the Real Estate Project)
ALL VILLAS

Sr. No	Particulars	Amounts
1	Total Estimated cost of the all Villas /wing as on 22/02/2018 date of Registration is	Rs. 5, 32, 45,900/-
2	Cost incurred as on 22/02/2018 (based on the Estimated cost)	Rs. 2,56,62,700/-
3	Work done in percentage (As percentage of the estimated cost)	48%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 2,75,83,200/-
5	Cost incurred on additional / Extra Items as on 22/02/2018 not included in The Estimated Cost (Annexure A)	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 _____ date of Registration is	Rs. _____/- Nil
2	Cost incurred as on _____ (Based on the Estimated cost)	Nil
3	Work done in percentage (As percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred (Based On Estimated Cost)	Nil
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	Nil

Yours faithfully,



Signature of Engineer

(Licence No. TCP/SE/0052/2010)

Break up of cost incurred for all Villas

Villa No.	Area	% of construction completed	Cost	Balance %	Balance cost
A	361.19	65%	44,60,000/-	35%	24,02,610/-
B	358.67	50%	34,07,000/-	50%	34,07,000/-
C	344.03	45%	29,41,400/-	55%	35,95,170/-
D	348.49	50%	33,10,600/-	50%	33,10,600/-
E	331.62	45%	28,35,000/-	55%	34,65,780/-
F	340.07	45%	29,07,500/-	55%	35,53,830/-
G	359.50	45%	30,73,700/-	55%	37,56,800/-
H	358.89	40%	27,27,500/-	60%	40,91,410/-
		Total	2,56,62,700/-	Total	2,75,83,200/-



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