

VIDHYADHAR KAKODKAR

CONSULTING CIVIL & STRUCTURAL ENGINEERS

S-7,8; SECOND FLOOR, KAMAT BUILDING,

NR. HARI MANDIR, MARGAO-GOA

Ph: (0832) (O)2713979 (R)2651528 Email: vsk_civilengg@rediffmail.com

Form 3

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

ENGINEER'S CERTIFICATE

Date : 23.07.2018

To,
M/S Rangavi Realtors
"Tirthroopa", A.N. Naik Road,
Aquem Alto, Margao, Goa
403601, Goa

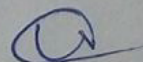
Subject: Certificate of Cost Incurred for Development of "RANGAVI SANDS" for construction of 1 residential building and 5 villas situated on the plot bearing Survey no. 20/7, demarcated by its boundaries by proposed 10.0 mts wide road to the north, property bearing survey no. 11/49 to the south, 10.0 mts wide existing road to the east, property bearing survey no. 11/47 and 11/48 to the west of Velsao-Pale village Panchayat, Taluka Mormugao, South Goa, PIN 403 601, admeasuring 2467.00 Sq.mts. area being developed by (M/S RANGAVI REALTORS)

Ref: GOA RERA Registration Number _____

Sir,

I Vidhyadhar S. Sinai Kakodkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being **1 building and 5 villas** situated on the plot bearing Survey No. 20/7 of Velsao-Pale village panchayat Taluka Mormugao, South Goa, Pin 403 601, admeasuring 2467.00 Sq.mts. area being developed by M/S RANGAVI REALTORS.

1. Following technical professionals are appointed by Owner/Promoter :
 - (i) Shri. Prakash V. Kamat as Architect
 - (ii) Shri Vidhyadhar S. Kakodkar as Structural Consultant & Quantity surveyor
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 Shri. Vidhyadhar Kakodkar 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.



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3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs 6,24,99,300/- (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 from the Dy. Town Planner, Town & Country Planning department, Mormugao, South Goa being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated Cost Incurred till date is calculated at Rs. 0.00 /- (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 of the subject project to obtain ~~Occupation~~ Certificate/Completion certificate from Dy. Town Planner, Town & Country Planning department, Mormugao, South Goa is estimated at Rs 6,24,99,300/- (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
Residential Building

Sr No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23.07.2018 date of Registration is	Rs. 3,83,95,625/-
2	Cost incurred as on 23.07.2018 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in percentage (As percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 3,83,95,625/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	_____

Table A
Villa A1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23.07.2018 date of Registration is	Rs. 38,40,875/-
2	Cost incurred as on 23.07.2018 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in percentage (As percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 38,40,875/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	_____


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Table A
Villa A2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23.07.2018 date of Registration is	Rs. 38,40,875/-
2	Cost incurred as on 23.07.2018 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in percentage (As percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 38,40,875/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	_____

Table A
Villa A3

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23.07.2018 date of Registration is	Rs. 38,40,875/-
2	Cost incurred as on 23.07.2018 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in percentage (As percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 38,40,875/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	_____

Table A
Villa A4

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23.07.2018 date of Registration is	Rs. 38,40,875/-
2	Cost incurred as on 23.07.2018 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in percentage (As percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 38,40,875/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	_____

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Table A
Villa B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23.07.2018 date of Registration is	Rs. 35,35,125/-
2	Cost incurred as on 23.07.2018 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in percentage (As percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 35,35,125/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	_____

Table B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on 23.06.2018 date of Registration is	Rs. 52,05,050/-
2	Cost incurred as on 23.07.2018 (Based on the Estimated cost)	Rs 0.00/-
3	Work done in percentage (As percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 52,05,050/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	_____

Yours faithfully,



Signature of Engineer **VIDHYADHAR KAKODKAR**
(Licence No. **TCP REG. No.: SE/0042/2010**)

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