



Off.: BT-15 and BT-7, 3rd Flr., Campal Trade Centre,
Behind Military Hospital, Campal, Panaji, Goa - 403 001

PARESH GAITONDE

Tel.: 2423527, 9822102782
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B. E.(Civil). AMIE.FIV CHARTERED ENGINEER

R.C.C. Consultant, Approved Valuer

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: 02/08/2019

To,

Mrs. Bindu Jalan,

(Sole Prop. : S.M. Homes),

Plot No. 5, La Ocean Colony, Near Cidade

de Goa, Dona Paula, Goa. 403004.

Subject: Certificate of Cost Incurred for Development of Block B1, Block B2, Block B3, Block C1, Block C2, Block D1, Block D2, Block E1, Block E2, Block F1, Block F2, Block X, Block Y, Shop 1 and Shop 2 of the Project "Raghavan Green Valley", for Construction of the building situated on the Property bearing Survey No.45/9 demarcated by its boundaries (latitude and longitude of the end points) to the North: By village road; To the South: By Plot bearing Survey No. 43 (with developed public road); To the East: By Survey No. 44/1; To the West: By Sy. No. 45/9-A and survey No. 45/8, situated at Village Socorro, Taluka Bardez, District North Goa, PIN: 403521, totally admeasuring 8700sq.mts. being developed by Mrs. Bindu Jalan, (sole Proprietress of S.M. Homes).

Sir,

I Mr. Paresh U. Gaitonde, has undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being Block B1, Block B2, Block B3, Block C1, Block C2, Block D1, Block D2, Block E1, Block E2, Block F1, Block F2, Block X, Block Y, Shop 1 and Shop 2 of the Project "Raghavan Green Valley", situated on the Property bearing Survey no. 45/9 of Village Socorro, Taluka Bardez, District North Goa. PIN 403521, totally admeasuring 8700sq.mts. being developed by Mrs. Bindu Jalan, (sole Proprietress of S.M. Homes).

I. Following technical professionals are appointed by the Promoter :-

- (i) Mr. Raghav Jalan as Architect;
- (ii) Mr. Paresh Gaitonde as Structural Consultant;
- (iii) Mr. Venkatesh Kulkarni as Quantity Surveyor; and
- (iv) Joshi Engineering Consultancy as MEP Consultant.

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2. I 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 me 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. Venkatesh Kulkarni, 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 me.

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.7,85,57,200/- (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 **Dy. Town Planner, Town and Country Planning Department, Govt. of Goa, Mapusa, 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.11,97,620/- (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 **Dy. Town Planner, Town and Country Planning Department, Govt. of Goa, Mapusa, Goa**, (Planning Authority) is estimated at Rs.7,73,59,580/- (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 B1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/08/2019 date of Registration is	Rs.55,00,000/-
2	Cost incurred as on 02/08/2019(based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.55,00,000/-
5	Cost Incurred on Additional /Extra Items as on 02/08/2019 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Building /Wing bearing Number Block B2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/08/2019 date of Registration is	Rs.55,00,000/-
2	Cost incurred as on 02/08/2019(based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.55,00,000/-
5	Cost Incurred on Additional /Extra Items as on 02/08/2019 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

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TCP Reg. No. ER/0057/2010

Building /Wing bearing Number Block B3

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/08/2019 date of Registration is	Rs.55,00,000/-

2	Cost incurred as on 02/08/2019 (based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.55,00,000/-
5	Cost Incurred on Additional /Extra Items as on 02/08/2019 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Building /Wing bearing Number Block C1 and C2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/08/2019 date of Registration is	Rs.1,10,00,000/-
2	Cost incurred as on 02/08/2019(based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,10,00,000/-
5	Cost Incurred on Additional /Extra Items as on 02/08/2019 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Building /Wing bearing Number Block D1 and D2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/08/2019 date of Registration is	Rs.1,10,00,000/-
2	Cost incurred as on 02/08/2019(based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,10,00,000/-
5	Cost Incurred on Additional /Extra Items as on 02/08/2019 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Building /Wing bearing Number Block E1 and E2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/08/2019 date of Registration is	Rs.1,10,00,000/-
2	Cost incurred as on 02/08/2019(based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,10,00,000/-
5	Cost Incurred on Additional /Extra Items as on 02/08/2019 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Building /Wing bearing Number Block F1 and F2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/08/2019 date of Registration is	Rs.1,10,00,000/-
2	Cost incurred as on 02/08/2019(based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,10,00,000/-
5	Cost Incurred on Additional /Extra Items as on 02/08/2019 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Building /Wing bearing Number Block X

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/08/2019 date of Registration is	Rs.55,00,000/-
2	Cost incurred as on 02/08/2019(based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.55,00,000/-
5	Cost Incurred on Additional /Extra Items as on 02/08/2019 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Building /Wing bearing Number Block Y

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/08/2019 date of Registration is	Rs.55,00,000/-

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2	Cost incurred as on 02/08/2019(based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.55,00,000/-
5	Cost Incurred on Additional /Extra Items as on 02/08/2019 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Building /Wing bearing Number Shop 1 and Shop 2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/08/2019 date of Registration is	Rs.5,57,200/-
2	Cost incurred as on 02/08/2019(based on the Estimated cost)	Rs.4,73,620/-
3	Work done in Percentage (as Percentage of the estimated cost)	85%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.83,580/-
5	Cost Incurred on Additional /Extra Items as on 02/08/2019 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

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.65,00,000/-
2	Cost incurred as on 02/08/2019(based on the Estimated cost)	Rs.7,24,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	9%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.57,76,000/-
5	Cost Incurred on Additional /Extra Items as on 02/08/2019 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Yours faithfully

PARESH GAITONDE
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 Military Engineer
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 Licence No. TGP Reg. No.
 TGP Reg. No. ER/0057/2010

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.

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TCR No. N. 52/10/2017