PRATHAMESH BHAT
B.E. (Civil)

Off.: BT-8, Third Floor, Campal Trade Centre, Behind Military Hospital, Campal-Panaji

---

FORM 2
[see Regulation 3]
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

Date: 01/10/2025

To,
Rajdeep Builders
Prop Mr. Rajesh U. Tarkar
#708,709,710, 7th floor
"Gera Imperium Star"
Near Central Library,
Patto Panaji Goa-403001

Subject: Certificate of Cost Incurred for construction work of Residential cum Commercial Building (2 Nos. of buildings) of the project "Rajdeep Sapphire" situated at Ella, Old Goa, Goa (New Application) on the plot bearing Survey No. 103/2-A-1 of Village Ella, Taluka Tiswadi Goa, demarcated by its boundaries (Latitude and longitude of the end points) To the North: By remaining property bearing Sy.No. 103/2-A-1; To the South: By National Highway NH 4A (Panaji-Ponda); To the East: By 10 mts wide internal road; To the West: By partly property bearing Sy.No. 103/2(part) and Sy.No. 103/1-B; North Goa Pin: 403402, Plot admeasuring 1633.00 m2 area being developed by Rajdeep Builders (Prop. Rajesh U.Tarkar).
Ref: Goa RERA Registration Number _____

Sir,

I, Mr. Prathamesh Bhat, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, situated on the Property bearing Survey nos. 103/2-A-1 of Village Ella, Taluka Tiswadi, District North Goa. PIN 403402, totally admeasuring 1633 sq.mts. area being developed by Rajdeep Builders (Prop. Rajesh U. Tarkar).

1. Following technical professionals are appointed by Owner / Promoter :-

   (i) Mr. Bryam Soares as Architect ;
   (ii) Mr. Prathamesh Bhat as Structural Consultant
   (iii) NA as MEP Consultant and;
   (iv) NA as Quantity Surveyor.

2. We 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 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

PRATHAMESH BHAT
BE (CIVIL)
T.C.P. Reg. No. [illegible]R/0020/2022

_____, 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 6,15,93,840/-** (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 **Town and Country Department,** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. Nil** (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 **Town and Country Department,** (planning Authority) is estimated at **Rs. 6,15,93,840/-** (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 _____

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	2545.20 @ 22000/- = Rs. 5,59,94,400/-
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)	Rs. 5,59,94,400/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Nil

PRATHAMESH BHAT
BE (CIVIL)
T.C.P. Reg. No. BR/0020/2022

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. 55,99,440/-
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)	Rs. 55,99,440/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

PRATHAMESH BHAT
BE (CIVIL)
T.C.P. Reg. No. ER/0020/2022

Signature of Engineer

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.

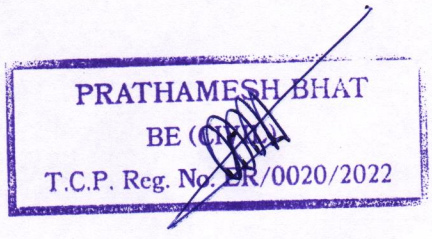
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) 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)