

ANNEXURE -16

FORM-3

ENGINEER'S CERTIFICATE

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

Date: 22/03/2022

To,
M/S Royal Builders & Real Estate Developers
Shop No. S-5, Royal Classic Bldg.
Dongorim, navelim, Salcete-Goa.

Subject: Certificate of Percentage of Completion of Construction Work of the Proposed Construction of Commercial/Residential Building of the Project "Royal Serenade" (Goa RERA Registration Number _____) situated on the Plot bearing Survey No. 94/3-U, demarcated by its boundaries, on the east by 10 m wide road, on the west by S. No.94/3-G & 94/3, on the north by S. No.94/3 and on the south by 8.00m Road, of village Varca, Taluka Salcete, District South Goa, PIN 403 721, admeasuring 1375.00 Sq. Mtrs, area being developed by M/s Royal Builders & Real Estate Developers.

Ref: Goa RERA Registration Number _____

Sir,

I, Engr. **Rupesh N. Velip**, have undertaken assignment of certifying Estimated Cost for Construction Work of the **Commercial/Residential Building** for "**Royal Serenade**" project, situated on the plot bearing Survey No. **94/3-U** of **village Varca, Taluka Salcete, District South Goa, PIN 403 721, admeasuring 1375 Sq.Mtrs, area being developed by M/s Royal Builders & Real Estate Developers.**

Following technical professionals are appointed by “**M/s Royal Builders & Real Estate Developers.**”

- (i) Shri. **Rupesh N. Velip** as Architect;
- (ii) Shri **Rupesh N. Velip** as Structural Consultant;
- (iii) M/s/Shri/Smt _____ NA _____ as MEP Consultant;
- (iv) Shri _____ NA _____ as Site Supervisor

We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied Works, **Commercial/Residential Building of the Project “Royal Serenade”** for M/s Cornerstone Homes

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 Mr. _____ quantity Surveyor appointed by “M/s Cornerstone Homes” and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

1. We estimate Total Estimated Cost of completion of the ‘**Commercial/Residential Building of the Project “Royal Serenade”**’ of the aforesaid project under reference as Rs. **1,46,02,500.00** (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 ‘**Commercial/Residential Building of the Project “Royal Serenade”**’ from the **Town and Country Planning Department Salcete, Goa** being the Planning Authority and **Varca Panchayat**, under whose jurisdiction the aforesaid project is being implemented.
2. 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.
3. The Balance cost of Completion of the Civil, MEP and Allied works of the ‘**Commercial/Residential Building of the Project “Royal Serenade”**’ of the subject project to obtain Occupation Certificate/ Completion Certificate from **Town and Country Planning Department Salcete Goa** (planning Authority) and **Varca Panchayat**, is estimated at Rs. **1,46,02,500.00** (Total of Table A and B).
4. 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

'Commercial/Residential Building of the Project "Royal Serenade" for M/S Royal Builders & Real Estate Developers.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block as on <u>23/03/2022</u> date	Rs. <u>1,46,02,500.00</u>
2	Cost incurred as on <u>23/03/2022</u> (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. <u>1,46,02,500.00</u>
5	Cost Incurred on Additional /Extra items as on <u>23/03/2022</u> not included in the Estimated Cost (Annexure A)	Nil.

TABLE-B

'Commercial/Residential Building of the Project "Royal Serenade" for M/S Royal Builders & Real Estate Developers

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on <u>23/03/2022</u> date	<u>Rs. 10,00,000.00</u>
2	Cost incurred as on <u>23/03/2022</u> (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)	<u>Rs. 10,00,000.00</u>
5	Cost Incurred on Additional /Extra items as on <u>23/03/2022</u> not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully

Engineer

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

Sr. No	Particulars	Amounts
	Nil.	Nil.

***Note**

1. Estimate is purely of construction cost, does not include land cost, plot development, licensing approvals etc.
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. External development includes retaining walls for compound wall, compound wall, road works, landscape works and common utilities.
4. All components of work with specifications are indicative and not exhaustive.

Date: 23/03/2022

Area Details of Project M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS At Varca village Salcete Taluka			
Sr. No.	Shop No./ Garage	Carpet Area (in sqm)	Unit Consideration as per ready Reckoner Rate (ASR) or as ascertained by a registered Valuer on the date of issuance of certificate
1.	S-1	18.90	9,45,000.00
2.	S-2	18.90	9,45,000.00
3.	S-3	20.70	10,35,000.00
4.	S-4	22.20	10,10,000.00
5.	S-5	22.20	10,10,000.00
6.	S-6	18.60	9,30,000.00
7.	S-7	18.60	9,30,000.00
8.	S-8	22.20	10,10,000.00
9.	S-9	22.20	10,10,000.00
10.	S-10	20.70	10,35,000.00
11.	S-11	18.90	9,45,000.00
12.	S-12	18.90	9,45,000.00
13.	G-1	12.90	2,58,000.00
14.	G-2	12.90	2,58,000.00

Area Details of Project M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS At Varca village Salcete Taluka			
Sr. No.	Flat No.	Carpet Area (in sqm)	Unit Consideration as per ready Reckoner Rate (ASR) or as ascertained by a registered Valuer on the date of issuance of certificate
1.	UG-1	37.84	15,13,600.00
2.	UG-2	35.86	14,34,400.00
3.	UG-3	35.86	14,34,400.00
4.	UG-4	37.84	15,13,600.00
5.	FF-1	24.80	9,92,000.00
6.	FF-2	35.86	14,34,400.00
7.	FF-3	35.86	14,34,400.00
8.	FF-4	25.11	10,04,400.00
9.	FF-5	38.94	15,57,600.00
10.	FF-6	55.92	22,36,800.00
11.	FF-7	55.92	22,36,800.00
12.	FF-8	38.94	15,57,600.00