

Yogesh Bhobe

B. E. Civil (Strut) MIE.

Structural Consultant, Chartered Engineer

Ref. No. The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,
Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017

FORM-3

See Regulation 5(1)(a)(ii)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project)

Date: 31-01-2018

To
Risara Properties,
Risara House, Vasudev Dempo Marg,
Tonca, Caranzalem, Goa-403002

Subject: Certificate of Cost Incurred for Development of Risara Elegante project, being constructed on land bearing Survey no.71 of Sub-division no. 8, demarcated by its boundaries by property bearing Survey no 71/6 and 71/2 of Village Taleigao to the North, Partly by property bearing survey no. 71/3A and partly by property bearing survey no. 71/11 of Village Taleigao to the South, by proposed 10 mts wide road and the property bearing survey no 71/3 and 71/3A of Village Taleigao to the East, by the property bearing chalta no 6 of PTS no 144 of Panaji to the West, under the jurisdiction of Village Panchayat Taleigao, Taluka-Tiswadi, District- North Goa, PIN-403002, admeasuring 1938.00 sq.mts. area being developed by Risara Properties

Ref: Goa RERA Registration Number : Since it is a new registration, not applicable at this stage.

Sir,

I, Shri Yogesh Bhobe have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Ongoing Project proposed to be registered under Goa RERA, under name and style "RISARA ELEGANTE" situated on the land bearing Survey no.71 of Sub-division no. 8, falling under the jurisdiction of Village Panchayat Taleigao, Taluka-Tiswadi, District- North Goa, PIN-403002, admeasuring 1938.00 sq.mts. being developed by Risara Properties.

Following technical professionals are appointed by Risara Properties :-

Shri. Gaurang M Suctancar	as Architect
Shri. Yogesh Bhobe	as Structural Consultant
Shri. Ashok Joshi	as Mechanical/ Plumbing Consultant
Shri. Anurag Walavalkar	as Electrical Consultant
Shri. Yogesh Bhobe	as Quantity Surveyor *

- 1) I have estimated the cost of the completion to obtain Completion Certificate /Occupation Certificate of the Civil, MEP and Allied works, of the project under Subject Matter. 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 Shri. Yogesh Bhobe quantity Surveyor* appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.
- 2) I have estimated Total Estimated Cost of completion of the aforesaid project under reference, as Rs 15,10,62,318/- (Fifteen Crore Ten Lakhs Sixty two Thousand three hundred and Eighteen Only - (Total of Table A and B herein below). 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 Completion Certificate /Occupation certificate for the said project from the North Goa Planning and Development Authority and Village Panchayat of Taleigao, being the Authorities under whose jurisdiction the aforesaid project is being implemented.

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3) The Estimated Cost Incurred till date is calculated at Rs. 8,23,44,169/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4) The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Completion Certificate /Occupation certificate for the said project from the North Goa Planning and Development Authority and Village Panchayat of Taleigao, being the Authorities under whose jurisdiction the aforesaid project is being implemented is estimated at Rs 6,87,18,149/- (Total of Table A and B).

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
Risara Elegante Residential cum Comercial project

Sr. no	Particulars	Amounts
1)	Total Estimated cost of the said Project on the <u>31-01-2018</u> date of submission of online application for Registration :	Rs.1444,76,792 /-
2)	Cost incurred as on <u>31-01-2018</u> (based on the Estimated cost as on the date of submission of online application for Registration)	Rs.820,66,457 /-
3)	Work done in Percentage (as Percentage of the estimated cost)	56.80%
4)	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.624,10,335 /-
5)	Cost Incurred on Additional /Extra Items as on not included in <u>N.A</u> the Estimated Cost (Annexure A)	Rs. 0 /-

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 <u>31-01-2018</u> date of submission of online application for Registration :	Rs.65,85,526 /-
2)	Cost incurred as on <u>31-01-2018</u> (based on the Estimated cost)	Rs.2,77,712 /-
3)	Work done in Percentage(as Percentage of the estimated cost)	4.22%
4)	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.63,07,814 /-
5)	Cost Incurred on Additional /Extra Items as on <u>N.A</u> not included in the Estimated Cost (Annexure A)	Rs. 0.00 /-

Yours Faithfully


Signature of Engineer

YOGESH BHOBE
Structural Engineer
SE / 0008 / 2010
PWD / ENG / 479 / 96
BE - Civil, MIE

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Note No.

Date

- 1) The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Completion Certificate/ Occupancy 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)