



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

**PARESH GAITONDE**

B. E. (Civil). AMIE. FIV CHARTERED ENGINEER

Tel.: 2423527, 9822102782  
email - pareshg28@yahoo.com

**R.C.C. Consultant, Approved Valuer**

FORM 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

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

To,  
GA Developers and Construction LLP  
Nirwana Nest Pvt Ltd. C/o Nagoa Grand Resort & SPA  
R/o. E – 18/1, Nagoa Arpora, Bardez,  
North Goa - 403507

Date: 27<sup>th</sup> Aug. 2019

**Subject: Certificate of Percentage of Completion of Construction Work of Residential Building with Compound wall (Goa RERA Registration Number) situated on the Plot bearing survey no. 40/8, demarcated by its boundaries (latitude and longitude of the end points) on the North by village Bastora, on the south by the road, on the east- by property bearing survey no. 40/6, on the west – by property bearing survey no. 40/7, Paliem, North Goa admeasuring 7550 sqmt. area being developed by GA Developers and Construction LLP, this project is Called "URBAN OASIS APPARTMENTS"**

Ref.: Goa RERA Registration Number \_\_\_\_\_

Sir,

I Mr. Paresh U. Gaitonde (reg.no.ER/0057/2010) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being **Residential Building (TYPE – A,B,C,D,E,F) with Compound wall & Common areas as per approval (Goa RERA Registration Number \_\_\_\_\_) situated on the Plot bearing survey no. 40/8, PIN 403507, admeasuring 7550 sqmt. area being developed by GA Developers and Construction LLP.**

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

- Mr. Balegar Santosh as Architect
- Mr. Paresh Gaitonde as Structural Consultant;
- Shri. \_\_\_\_\_ as MEP Consultant;
- Shri. \_\_\_\_\_ as Site Supervisor

**PARESH GAITONDE**  
B.E. (CIVIL) AMIE FIV  
RCC CONSULTANT, GOVT. VALUER  
CHARTERED ENGINEER  
BT-15, Campal Trade Center  
Nr. Military Hospital, Campal, Panaji, GOA  
Ph. 2423527 Mob: 9822102782  
CP Reg. No. ER/0057/2010

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 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. 8,50,00,000/-**. (Costing of Type A,B,C,D,E,F & common area). 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 & Country Planning department, Govt. of Goa, Mapusa** 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**. 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 & Country Planning department, Govt. of Goa, Mapusa** (Planning Authority) is estimated at **Rs.8,50,00,000/-**
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**

**TYPE - A Building**

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 20/08/2019 date of Registration	Rs. 1,31,72,880/-
2.	Cost incurred as on 20/03/2016 (based on the Estimated cost)	Rs. NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,31,72,880/-
5.	Cost Incurred on Additional/Extra Items As on ..... not included in the Estimated Cost (Annexure A)	

**PARESH GAITONDE**  
BE (CIVIL) AMIE FIV  
RCC CONSULTANT, GOVT. VALUER  
CHARTERED ENGINEER  
BT-15, Campal Trade Center  
Nr. Military Hospital, Campal, Panaji, GOA  
Ph. 2423527 Mob: 9822102752  
TCP Reg. No. ER/0057/2015



TABLE A

## TYPE - B Building

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 20/08/2019 date of Registration	Rs. 1,35,66,140/-
2.	Cost incurred as on 20/08/2019 (based on the Estimated cost)	Rs. NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,35,66,140/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. _____/-

TABLE A

## TYPE - C Building

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 20/08/2019 date of Registration	Rs. 1,28,76,500/-
2.	Cost incurred as on 20/08/2019 (based on the Estimated cost)	Rs. NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,28,76,500/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. _____/-

**PARESH GAITONDE**  
 BE (CIVIL) AMIE FIV  
 RCC CONSULTANT, GOVT. VALUER  
 CHARTERED ENGINEER  
 BT-15, Campal Trade Center  
 Nr. Military Hospital, Campal, Panaji, GOA  
 Ph: 2423527 Mob: 9822102782  
 CP Reg. No. ER/0057/2010

TABLE A

## TYPE - D Building

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 20/08/2019 date of Registration	Rs. 99,02,760/-
2.	Cost incurred as on 20/08/2019 (based on the Estimated cost)	Rs. NIL /-
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 99,02,760/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. _____/-

TABLE A

## TYPE - E Building

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 20/08/2019 date of Registration	Rs. 1,07,55,920/-
2.	Cost incurred as on 20/08/2019 (based on the Estimated cost)	Rs. NIL /-
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,07,55,920/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. _____/-

**PARESH GAITONDE**  
 BE (CIVIL) AMIE FIV  
 RCC CONSULTANT, GOVT. VALUER  
 CHARTERED ENGINEER  
 RT-15, Campal Trade Center  
 Military Hospital, Campal, Panaji, GOA  
 2423527 Mob 9822102782  
 Reg No. ER/0057/2010

TABLE A

## TYPE - F Building

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 20/08/2019 date of Registration	Rs. 1,06,57,640/-
2.	Cost incurred as on 20/08/2019 (based on the Estimated cost)	Rs. NIL /-
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,06,57,640/-
5.	Cost Incurred on Additional/Extra Items As on ..... not included in the Estimated Cost (Annexure A)	Rs _____/-

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 20/08/2019 date of Registration	Rs. 1,40,68,160/-
2.	Cost incurred as on 20/08/2016 (based on the Estimated cost)	Rs. NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,40,68,160/-
5.	Cost Incurred on Additional/Extra Items As on ..... not included in the Estimated Cost (Annexure A)	Rs _____/-

**PARESH GAITONDE**  
 BE (CIVIL) AMIE FIV  
 RCC CONSULTANT, GOVT. VALUER  
 CHARTERED ENGINEER  
 ST-15, Campal Trade Center  
 Military Hospital, Campal, Panaji, GOA  
 2423527 Mob 9822102782  
 Reg. No. ED/2005/2012

Yours Faithfully

**PARESH GAITONDE**

**ECC CONSULTANT / T. VALUER**

Signature of Engineer

BT-15, Campal Trade Centre

Nr. Military Hospital, Canjor, Panaji, GOA

Ph: 2423527 Mob: 9672141182

TCP Reg. No. ER 0000000000

**\*Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approval 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)