



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

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

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

GSTIN:-30ACDPG7254P1ZI
PAN NO:- ACDPG7254P

FORM 3

See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

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

To,

Vianaar Retreats Private Limited

04th Floor, office no. 45, Titanium, Duler Ground Road,
Bardez, Opposite Vision Multi Speciality Hospital, karawada,
Mapusa, North Goa, Goa - 403507

Date: 06/08/2024

Subject: Certificate of Cost Incurred for Development of La Ribera, Villa Project (Goa RERA
Registration Number: _____) situated on the Plot bearing Survey No. 211/2(Part)& 212/1-
A(Part), Gram Panchayat of Mandrem, Taluka Pernem, Dist. North Goa, PIN- 403527
admeasuring 8250 Sq. Mtr, area being developed by Vianaar Retreats Private Limited.

Survey No. 211/2(Part) - demarcated by its boundaries (latitude and longitude of the end
points) by property surveyed under remaining portion of 211/2 to the East, by Private
road in property surveyed under remaining portion of 211/2 to the West, by property
surveyed under remaining portion of 211/2 to the North and by property bearing survey
no. 212/1-A to the South.

Survey No. 212/1-A(Part) - demarcated by its boundaries (latitude and longitude of the
end points) by property surveyed under remaining portion of 212/1-A to the East, by
Private road in property surveyed under remaining portion of 212/1-A to the West, by
property bearing survey no. 211/2 to the North and by Private road in property surveyed
under remaining portion of 212/1-A to the South.

Ref.: Goa RERA Registration Number: - _____

Sir,

I, Mr. Paresh Gaitonde have undertaken assignment of certifying Estimated Cost for the Subject
Real Estate Project proposed to be registered under GOA RERA, being a Villa Project (Goa RERA
Registration Number-_____) situated on the Plot bearing Survey No. 211/2(Part)& 212/1-A(Part),
Gram Panchayat of Mandrem, Taluka Pernem, Dist. North Goa, PIN- 403527 admeasuring 8250
Sq. Mtr, area being developed by Vianaar Retreats Private Limited.

Following technical professionals are appointed by Owner / Promoter:

- (i) Ms. Naina Nagpal as L.S. / Architect;

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CONSULTANT, GOVT. VALUER
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- (ii) Mr. Paresh Gaitonde as Structural Consultant;
 (iii) M/s/Shri/Smt _____ NA _____ as MEP Consultant;
 (iv) Mr. _____ as Site Supervisor

1. 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 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 NA.....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.
2. We estimate **Total Estimated Cost** of completion of the building(s) of the aforesaid project under reference as **Rs. 49,86,80,540/-** (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 & Country Planning department, Govt. of Goa, Mapusa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **Rs. 0/-** (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 Occupation Certificate / Completion Certificate from **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Mapusa** (Planning Authority) is estimated at **Rs. 49,86,80,540/-** (Total of Table A and B).
5. 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.....or called **La Ribera, Villa Project**

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

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 06/08/2024 date of Registration	Rs. 41,41,44,760/-
2.	Cost incurred as on 06/08/2024 (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. 41,41,44,760/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. _____ NA _____/-

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 (REGISTERED CIVIL) AMIE FIV
 GOVT. VALUER
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 TCP Reg. No. ER/0057/2010

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 06/08/2024 date of Registration	Rs. 8,45,35,780/-
2.	Cost incurred as on 06/08/2024 (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 8,45,35,780/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

Yours Faithfully

FRESH GAITONDE
B.E.(CIVIL) AMIE FIV
CC CONSULTANT, GOVT. VALUER
CHARTERED ENGINEER
15, Campal Trade Center
Military Hospital, Campal, Panaji, GOA
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Signature of Engineer

***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)


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