



Off.: BT-15 and BT-7, 3rd Flr., Campal Trade Centre,
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PARESH GAITONDE

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

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

Valuation: 70389 80348

RCC: 93222 84917

Accounts: 93093 55430

GSTIN:-30ACDPG7254P1ZI

PAN NO:- ACDPG7254P

FORM-3

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account- Project wise)

Date: 26/06/2026

To,
RIO LUXURY HOMES PRIVATE LTD.
Aldeia Serenia, Bounta Vaddo,
Assagao, Bardez - Goa

Subject: Certificate of Cost Incurred for Development of "A CAPPELLA" for Construction of Residential Villas situated on the Plot bearing Survey No. 94/1, demarcated by its boundaries No. to the NORTH, By Sy No. 92 of village Oxel to the South, By Sy No.99/6 of village Oxel to the East by Sy No. 92/2 of village Oxel, to the West By Sy No. 95/1 to 17 and 96/2,3,4 and 5 and 97/2,3,5,6 and by survey No. 98/1,2,3,8 & 9 of village Oxel, PIN 403517 admeasuring 1351 sqmts and Remaining part of the same being developed by RIO LUXURY HOMES PVT LTD.

Ref: Goa RERA Registration Number PRG011242332

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 **A CAPPELLA**, Villas Project (Goa RERA Registration Number **PRG011242332** situated on the Plot bearing SurveyNo.94/1 Village Panchayat Bardez Taluka, District North Goa Bardez Taluka PIN 403517, **admeasuring 15500 sq.mts** area being developed by RIO LUXURY HOMES PRIVATE LTD.

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

- (i) Smt. Jairaj Nevrekar as L.S. / Architect;
- (ii) Shri. Paresh Gaitonde as Structural Consultant;
- (iii) Shri. Mahendra Gavde as Site Supervisor

PARESH GAITONDE
B.E. (CIVIL) AMIE FIV
RCC CONSULTANT, GOVT. VALUER
CHARTERED ENGINEER
BT-15, Campal Trade Centre
Campal, Panaji, Goa
Mob 9822102782
T.C.P. Reg No SE/0004/2026

2. We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Villas 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. Paresh Gaitonde 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 us.
3. We estimate **Total Estimated Cost** of completion of the building(s) of the aforesaid project under reference as **Rs. 60,50,00,000/-** (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.
4. The Estimated **Cost Incurred** till date is calculated at **Rs. 39,32,50,000/-** (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 from **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Mapusa** (Planning Authority) is estimated at **Rs. 21,17,50,000/-** (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
A CAPPELLA Project

(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 of	Rs.60,50,00,000/-As on date
2.	Registration	
3.	Cost incurred as on 26/06/2026 (Based on the estimated cost)	Rs. 39,32,50,000/-
4.	Work done in Percentage (As Percentage of the estimated cost)	65 %
5.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 21,17,50,000/-
6.	Cost Incurred on Additional/Extra Items As on _____not included in the Estimated Cost (Annexure A)	

N.A. PARESH GAITONDE
 BE (CIVIL) AMIE FIV
 RCC CONSULTANT, GOVT. VALUER
 CHARTERED ENGINEER
 BT-15, Campal Trade Centre
 Campal, Panaji, Goa
 Mob: 9822102782
 T.C.P. Reg. No. SE/0004/2026

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	Rs.0/-
2.	Cost incurred as on 26/06/2026 (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. 0/-
5.	Cost Incurred on Additional/Extra Items As on 26/06/2026 not included in the Estimated Cost (Annexure A)	N.A

Yours Faithfully

PARESH GAITONDE
Signature of Engineer
BE (CIVIL) AMIE FIV
RCC CONSULTANT, GOVT. VALUER
CHARTERED ENGINEER
BT-15, Campal Trade Centre
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