



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

PARESH GAITONDE

Tel.: 2423527, 9822102782
email - parashg28@yahoo.com

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

R.C.C. Consultant, Approved Valuer

Form 3

ENGINEER'S CERTIFICATE

Date: 06/02/2024

To:
NEWERA SOLUTIONS PRIVATE LIMITED,
GROUND FLOOR, SY. NO. 330/4,
ANJUNA VILLAGE,
BARDEZ, MAPUSA, North Goa, Goa, 403509

Subject:

Certificate of Cost Incurred for Development Construction of Residential & Commercial building in the MIRANTE project (Goa RERA Registration Number—) Situated on the plot bearing Survey No. 185/4-B of Bardez taluka, Anjuna Village, Goa admeasuring 5365.05.0 sq. mts. area being developed by NEWERA SOLUTIONS PRIVATE LIMITED.

Goa RERA Registration Number: _____

Sir,

I, Mr. Paresh Gaitonde, have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Residential & Commercial building MIRANTE Project, Situated on the plot bearing Survey No. 185/4-B of Bardez taluka, Anjuna Village, Goa admeasuring 5365.05.0 sq. mts. area being developed by NEWERA SOLUTIONS PRIVATE LIMITED.

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

- (i) Mr. Debopriyo Chatterjee (For Anagram Architects) as Architect;
- (ii) Mr. Paresh Gaitonde as Structural Consultant
- (iii) _____ as MEP consultant
- (iv) _____ as Quality Surveyor

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RCC CONSULTANT GOVT VALUER
CHARTERED ENGINEER
BT-15, Campal Trade Center
Nr. Military Hospital, Campal, Panaji, GOA
Ph: 2423527 Mob 9822102782
TCP Reg. No. ER/0057/2010

We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, of the Civil, MEP and allied works, of the 'Residential & Commercial building' of the project 'MIRANTE' 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, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

1. We estimate Total Estimated Cost of completion of the 'Residential & Commercial building' of the aforesaid project under reference as Rs. 45,00,00,000 /-(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 'Residential building' from the Town & country Planning Department, Bardez, north-Goa being the planning authority 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 'Residential / Commercial building' of the subject project to obtain Occupation Certificate/Completion certificate from the Town & country Planning Department, Bardez, north-Goa -Goa is estimated at Rs. 45,00,00,000/- (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

Table A

Building 'Residential & Commercial building' in the project MIRANTE '.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential/Commercial building as on 06/02/2024 date of Registration is	Rs. 40,00,00,000/-
2	Cost incurred as on 06/02/2024 (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. 40,00,00,000/-
5	Cost incurred on additional / Extra Items As on 06/02/2024 not included in The Estimated Cost (Annexure A)	Nil.

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 RCC CONSULTANT, GOVT. VALUER
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Table B

'Residential & Commercial building ' MIRANTE ''

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on 06/02/2024 date of Registration is	Rs. 5,00,00,000/-
2	Cost incurred as on 06/02/2024 (Based on the Estimated cost)	Rs.0.00/-
3	Work done in percentage (As percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 5,00,00,000/-
5	Cost incurred on additional / Extra Items As on 06/02/2024 not included in The Estimated Cost (Annexure A)	0.00

Yours faithfully,

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: 9622024002
 TCP Reg. No. ER/0057/2010

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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BT-15, Campal Trade Center
Nr. Military Hospital, Campal, Panaji, GOA
Ph: 2423527 Mob: 9822101162
TCP Reg. No. ER/0057/2010