



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 Ongoing Project and for withdrawal of
Money from Designated Account - Project wise)

To,

Date: 28/04/2023

Vianaar Properties Pvt. Ltd
Flat No. 308, 3rd Floor, Hiren Light
Indust. Co. Op. Soc., Mogul Lane, Mahim
(West) Mumbai - 400016

Subject: Certificate of Cost Incurred for Development of La Luciana, Villa Project (Goa RERA Registration Number: _____) situated on the Plot bearing Survey No is 50/23A&23B, demarcated by its boundaries (latitude and longitude of the end points) of village Siolim, Taluka Bardez, Dist. North Goa, PIN-403517, admeasuring 3877 Sq. Mtr, area being developed by Vianaar Properties Pvt Ltd,

Survey no. 50/23-A - By the property bearing Sy. No. 50/20 and 50/21 to the North, By the Plot C, D & E of property bearing Sy. No. 50/23 to the South, By the Plot B of the property bearing survey no. 50/23-B of the East, By road to the West.

Survey no. 50/23-B - By the property bearing Sy No. 50/20-B and 50/21 to the North, By public road to the South, By the property bearing survey no. 50/21 to the East, By the Plot A and Plot E of the property bearing survey no. 50/23-A and 50/23 to the West,

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 is 50/23A&23B, demarcated by its boundaries (latitude and longitude of the end points) of village Siolim, Taluka Bardez, Dist. North Goa, PIN-403517, admeasuring 3877 Sq. Mtr, area being developed by Vianaar Properties Pvt Ltd,

Following technical professionals are appointed by Owner / Promoter :-

- (i) Ms. Naina Nagpal as L.S. / Architect;
- (ii) Mr. Paresh Gaitonde as Structural Consultant;
- (iii) M/s/Shri/Smt _____ NA _____ as MEP Consultant;
- (iv) Mr. _____ as Site Supervisor

GAITONDE
B.E.(CIVIL) AMIE FIV
R.C.C. CONSULTANT GOVT. VALUER
CHARTERED ENGINEER
BT-15, Campal Trade Center
Behind Military Hospital, Campal, Panaji, GOA
Tel: 2423527 Mob: 9822102782
RERA Reg. No. ER/0051/2010

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 byNA.....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. 20,01,00,456/-** (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. 20,01,00,456/-** (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 Luciana, Villa 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 As on 28/04/2023 date of Registration	Rs. 15,27,08,688/-
2.	Cost incurred as on 28/04/2023 (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. 15,27,08,688/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. NA/-

ARESH CANTONDE
 BE (CIVIL) AMIE FIV
 RCC CONSULTANT, GOVT. VALUER
 CHARTERED ENGINEER
 BT-15, Campa Trade Center
 Nr. Military Hospital, Campa Panaji, GOA
 Ph: 2423527 / Mob 9822101762
 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 28/04/2023 date of Registration	Rs. 4,73,91,768/-
2.	Cost incurred as on 28/04/2023 (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. 4,73,91,768/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs__NA__/-

Yours Faithfully

PARESH GAITON
 BE (CIVIL) AMB - W
 RCC CONSULTANT, GOVT. VALUER,
 CHARTERED ENGINEER
 BT-15, Campal Trade Center
 Nr. Military Hospital, Campal Panaji, GOA
 Ph: 2423527, Mob: 9321611882
 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)

PARESH GAITONDE
BE (CIVIL) AMIE FIV
RCC CONSULTANT, GOVT. VALUER
CHARTERED ENGINEER
T-15, Campal Trade Center
Military Hospital, Campal, Panaji, GOA
2423527 Mob: 9822101782
Reg. No. ER/0057/2010