



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

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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:16/04/2025

Subject: Certificate of Cost Incurred for Development of La Montanha, Villa Project (Goa RERA Registration Number:____) situated on the Plot bearing Sur0vey No. 211/2(Part) & 210/1(Part), demarcated by its boundaries (latitude and longitude of the end points) By property under survey no. 201/0 and 211/1 to the East, by property surveyed under survey no. 210/1-A PART, 211/2-A-1, 211/2-A,211/2-A-2 and part by Arabian sea to the west, By property surveyed under survey no. 219/0, 206/0,208/0,209/0 and part of 201/0 to the North, By property surveyed under survey no. 215/2, 213/1-D, 213/1, 213/1-E,213/1-A, 213/1-F, 213/1-G and 213/1-H and Govt WRD Nallah to the South and Village Panchayat of Mandrem, Taluka Pernem, Dist. North Goa, PIN- 403527 admeasuring 8470 Sq. Mtr, area being developed by Vianaar Retreats Private Limited.

Ref.: Goa RERA Registration Number: - ____

Sir,

I Pares 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 Sur0vey No. 211/2(Part) & 210/1(Part)**, Village Panchayat of Mandrem, Taluka Pernem, Dist. North Goa, PIN- 403527 admeasuring 8470 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;
- (ii) Mr. Pares Gaitonde as Structural Consultant;
- (iii) M/s/Shri/Smt_____NA_____ as MEP Consultant;
- (iv) Mr. _____ as Site Supervisor

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CHARTERED ENGINEER
T.C.P. Reg. No. ER/0057/2010

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. 48,64,82,122/-** (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. 48,64,82,122/-** (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:

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TABLE ABuilding / Wing bearing number.....or called **La Montanha, 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 16/04/2025 date of Registration	Rs. 39,63,52,003/-
2.	Cost incurred as on 16/04/2025 (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. 39,63,52,003/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

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 16/04/2025 date of Registration	Rs. 9,13,01,119/-
2.	Cost incurred as on 16/04/2025 (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 9,13,01,119/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

Yours Faithfully

PARESH GAITONDE
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CHARTERED ENGINEER
T.C.P. 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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