



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

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R.C.C. Consultant, Approved Valuer

Form 3

ENGINEER'S CERTIFICATE

Date: 07/12/2021

To:

Niche Developers,
Survey no. 23/1,
Dabolim village, Vasco da Gama,
Goa, 403711

Subject:

Certificate of Cost Incurred for Development of Sky Waters for Construction of Residential building in the village Dabolim of Mormugao Taluka survey no:23/1 project Situated on the plot bearing Survey No.23/1, Goa demarcated by its boundaries :

North: By property bearing Survey No.22

South : Existing 8:00 meters wide road

East : Existing 8:00 meters wide road

West : Area reserved for recreations

village Dabolim of Mormugao Taluka Survey No. 23/1, admeasuring 2265.0 sq. mts. area being developed by Niche Developers.

Goa RERA Registration Number: _____

Sir,

I, Mr. Paresh Gaitonde as approved valuer ,have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Residential building "Sky Waters "Project, situated on the plot bearing Survey No.23/1, Goa admeasuring 2265.0 sq. mts. area being developed by Niche Developers.

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

- (i) Mr. Purva Shinde as Architect;
- (ii) _____ as Structural Consultant
- (iii) _____ as MEP consultant
- (iv) Mr. Paresh Gaitonde as Quality Surveyor

We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, of the Civil, MEP and allied works, of the 'Residential building 'of the project ' Sky

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Waters ' 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 building**' of the aforesaid project under reference as **Rs. 15,00,00,000 /-**(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/commercial building**' from the Town & country Planning Department ,Mormugao being the planning authority under whose jurisdiction the aforesaid project is being implemented.
2. The estimated Cost Incurred till date is calculated at **Rs. 15,00,00,000 /-**(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 building**' of the subject project to obtain Occupation Certificate/Completion certificate from the **Town & country Planning Department , Mormugao -Goa** is estimated at **Rs. Nil /-**(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/Wings bearing Number 23/1 Residential building Sky Waters".

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential building as on <u>03/05/2018</u> date of Registration is	Rs.7,87,72,708 /-
2	Cost incurred as on <u>03/05/2018</u> (based on the Estimated cost)	Rs. 7,87,72,708 /-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. nil/-
5	Cost incurred on additional / Extra Items As on <u>03/05/2018</u> not included in The Estimated Cost (Annexure A)	Rs. nil /-

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Table B

' Building/Wings bearing Number 23/1 Residential building Sky Waters".

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on <u>03/05/2018</u> date of Registration is	Rs.1,96,93,177 /-
2	Cost incurred as on <u>03/05/2018</u> (Based on the Estimated cost)	Rs. 1,96,93,177 /-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. nil /-
5	Cost incurred on additional / Extra Items As on <u>03/05/2018</u> not included in The Estimated Cost (Annexure A)	Rs. nil /-

Yours faithfully,

PARESH GAITONDE
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(Signature of the 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 Certificates/ Completion Certificates.

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 Engineer. In the 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 person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. 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.
4. 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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