



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

Tel.: 8322423528, 9822102782  
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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:-30ACDPG7254P1Z1**

**PAN NO:- ACDPG7254P**

Form 3

See Rule 5(1) (a) (ii)

## **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 : 31-12-2024

To,  
M/s DLF Limited,  
DLF Shopping Mall 3<sup>rd</sup> Floor,  
Arjun Marg, Gurgaon,  
Haryana-122002.

Subject: Certificate of Cost Incurred for Development of **DLF Avenue Goa** for Construction of 1 building situated on the Plot bearing No. 35 of EDC Patto Plaza , Panaji city, North Goa-403001, demarcated by its boundaries Plot No.36 & 37 to the North 10Mtr wide road to the south 20 Mtr wide road and parking to the East 20Mtr wide road & parking to the west, Village Morombi-O-Pequeno, Taluka - Tiswadi , District North Goa, Goa-403001, Admeasuring 18,120 sq. Mts. area being developed by **M/s DLF Limited**.

Ref: Goa RERA Registration Number PRGO10232091

Sir,

I, Pares Gaitonde LLP have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 1 building situated on the Plot bearing No. 35 of EDC Patto Plaza , Panaji city, North Goa-403001, demarcated by its boundaries Plot No.36 & 37 to the North 10Mtr wide road to the south 20Mtr wide road and parking to the East 20Mtr wide road & parking to the west, Village Morombi-O-Pequeno, Taluka - Tiswadi , District North Goa, Goa-403001, Admeasuring 18,120 sq. Mts. area being developed by **M/s DLF Limited**.

Following technical professionals are appointed by Owner/Promoter:

- (i) M/S Shri Jairaj Nevrekar as L.S./Architect
- (ii) M/S Pares Gaitonde LLP as Structural Consultant
- (iii) M/s MEP Consulting Engineers as MEP Consultant
- (iv) M/s Gleeds Consulting India Pvt Ltd as Quantity Surveyor\*

**PARESH GAITONDE**  
BE (CIVIL) AMIE FIV  
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

1. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, of the Civil, MEP and allied works, of the building 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 M/s Gleeds Consulting India Pvt. Ltd. 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. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 480.43 CR.** (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 North Goa Planning & Development Authority (NGPDA) being the planning authority under whose jurisdiction the aforesaid project is being implemented.
3. The estimated Cost Incurred till date is calculated at **Rs. 230.31 CR.** (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 North Goa Planning & Development Authority (NGPDA) is estimated at **Rs. 250.12 CR.** (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/Wings bearing Number 1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/ wing as on 31-12-24	Rs. 472.90 CR.
2	Cost incurred as on 31-12-24 (based on the Estimated cost )	Rs. 230.30 CR.
3	Work done in percentage (As percentage of the estimated cost )	48.70%
4	Balance Cost to be Incurred (Based On Estimated Cost )	Rs. 242.60.CR.
5	Cost incurred on additional / Extra Items As on 31-12-24 not included in The Estimated Cost (Annexure A)	NA

**PARESH GAITONDE**

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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 31-12-24	Rs. 7.53 CR.
2	Cost incurred as on date 31-12-24 (Based on the Estimated cost )	Rs. 0.01 CR.
3	Work done in percentage (As percentage of the estimated cost )	0.13%
4	Balance Cost to be Incurred (Based On Estimated Cost )	Rs. 7.52 CR.
5	Cost incurred on additional / Extra Items As on 31-12-24 not included in The Estimated Cost (Annexure A)	NA

**PARESH GAITONDE**

Yours faithfully, B.E (CIVIL) AMIE FIV

RCC CONSULTANT, GOVT. VALUER

Signature of Engineer

BT-15, Campal Trade Center

M. Military Hospital, Campal, Panaji, GOA

Ph: 2423527 Mob: 9622104782

TCF Reg. No. EK06572019

1. The scope of work is to complete entire Real Estate Project as per drawings approved 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 Survey or, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity survey or 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 about, 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 specification are in dilative and note exhaustive.

**Annexure A**

List of Extra/Additional Items executed with cost

(Which were not part of the original Estimate of Total Cost)