



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

PARESH GAITONDE

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

● **R.C.C. Consultant, Approved Valuer**

FORM-3
ENGINEER'S CERTIFICATE

Date: 13-05-2021

To,
M/s. Saldanha Developers Pvt. Ltd,
302, Mathias Plaza,
18th June Road,
Panaji – Goa 403 001

Subject: Certificate of Cost Incurred for Development of Saldanha Villas for Construction of 37 Villas & 11 Shops situated on the Plot bearing Survey No. 515/1-A demarcated by its boundaries, to the North by the property of Comunidade of Anjuna, to the South by public road which goes from Anjuna to Arpora, to the East by the limits of Arpora Village, to the West by the property of Comunidade of Anjuna and public road which goes from Aujuna to Arpora, Village Panchayat Anjuna, Taluka Bardez, District North Goa, PIN 403 509 admeasuring 18445.46 sq.mts. Area being developed by M/s. Saldanha Developers Pvt. Ltd.

Ref: Goa RERA Registration Number: _____

Sir,

I, Paresh Gaitonde have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 37 Villas & 11 Shops situated on the plot bearing Survey no. 515/1-A, Village Panchayat of Anjuna Taluka Bardez District North – Goa PIN 403509 admeasuring 18445.46 sq.mts. Area being developed by M/s. Saldanha Developers Pvt. Ltd.

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

- (i) Shri. Siddharth Naik as Architect;
- (ii) Shri. Paresh Gaitonde as Structural Consultant
- (iii) M/s /Shri / Smt -----as MEP Consultant
- (iv) Shri. _____ as Quantity Surveyor *

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2. We 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 by 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.

3. We estimate Total Estimated Cost of completion of the buildings of the aforesaid project under reference as **Rs. 19,13,93,600 /-** (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 buildings from the **Town & Country Planning Department, North Goa, Mapusa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs----- /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Buildings of the subject project to obtain Occupation Certificate / Completion Certificate from ----- (planning Authority) is estimated at **Rs. 19,13,93,600 /-** (Total of Table A and B).

6. 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

Villa Type –A1

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the villa as on _____ date of Registration	Rs.7082100/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs.52,68,000/-

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TABLE A

Villa Type –A 1a

(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 _____ date of Registration	Rs.7082100/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. -----/-

TABLE A

Villa Type – B1

(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 _____ date of Registration	Rs.6576600/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. -----/-

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TABLE A

Villa Type – B1a

(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 _____ date of Registration	Rs.6576600/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. -----/-

TABLE A

Villa Type- B2

(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 _____ date of Registration	Rs. 27372000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. -----/-

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TABLE A

Villa Type –B2a

(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 _____ date of Registration	Rs.27372000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. -----/-

TABLE A

Villa Type -C1

(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 _____ date of Registration	Rs.25617600/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. -----/-

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TABLE A

Villa Type –C1a

(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 _____ date of Registration	Rs. 21348000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. -----/-

TABLE A

Shop D

(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 _____ date of Registration	Rs.26325000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. -----/-

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TABLE A

Shop E

(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 _____ date of Registration	Rs.17550000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. -----/-

TABLE A

Shop F

(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 _____ date of Registration	Rs.4799600/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. -----/-

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TABLE A

Shop G

(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 _____ date of Registration	Rs.4524000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. -----/-

TABLE A

Shop H

(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 _____ date of Registration	Rs.3900000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. -----/-

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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 of Registration	Rs.19,13,93,600/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----/-

Yours Faithfully,

PARESH GAITONDE

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Signature of Engineer