



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: 28/12/22

Vianaar Properties Pvt Ltd

Flat No. 308, 3rd Floor, Hiren Light Indust.

Co. Op. Soc., Mogul Lane, Mahim (West)

Mumbai Mumbai City MH 400016 IN

Subject: Certificate of Cost Incurred for Development of La Cascada, Villa Project, situated on the Plot bearing Survey Nos. 199/3,4&5, demarcated by its boundaries (latitude and longitude of the end points) of village Anjuna, Taluka Bardez, Dist. North Goa, PIN-403509, admeasuring 7325 Sq. Mtr, area being developed by Vianaar Properties Pvt Ltd,

Sy.Nos.199/3, By the property bearing survey no. 199/5 and 199/4 to the North, By 6 meter wide road and property bearing survey no 199/2 to the South, By 6 meter wide road to the East, By road and property bearing survey no 199/2 to the West of Village Anjuna, Bardez, Dist. North Goa - 403509, admeasuring 1450 sq. mtr area being developed by Vianaar Properties Pvt Ltd.

Sy.Nos.199/4, By public road to the North, By property bearing survey no. 199/3 and 199/5 to the South, By public road to the East, by public road to the West, of Village Anjuna, Bardez, North Goa - 403509, admeasuring 3300 sq mtr area being developed by Vianaar Properties Pvt Ltd.

Sy.Nos.199/5, By property bearing survey no. 199/4 to the North, By property bearing survey no 199/3 to the South, By 6 meter wide road to the East, By property bearing survey no 199/3 to the West, of Village Anjuna, Bardez, North Goa-403509, admeasuring 2575 sq. mt area being developed by Vianaar Properties Pvt Ltd.

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 (GoaRERA Registration Number) situated on the Plot bearing Survey Nos. 199/3,4&5, demarcated by its boundaries (latitude and longitude of the end points) of village Anjuna, Taluka Bardez, Dist. North Goa, PIN-403509, admeasuring 7325 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) Shri _____ as Site Supervisor

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Reg. No. ER/005/2010

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. 335,217,704/-** (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. 335,217,704/-** (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 Cascada, 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 28/12/2022 date of Registration	Rs. 259,869,600/-
2.	Cost incurred as on 28/12/2022 (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. 259,869,600/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. NA/-

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 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 28/12/2022 date of Registration	Rs. 75,348,104/-
2.	Cost incurred as on 28/12/2022 (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. 75,348,104/-
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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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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