



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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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 :31/03/2023

To,

KDS Constructions,

Devashri Gardens, Apt. No. B/107

Porvorim, Bardez ,Goa.

Subject: Certificate of Cost Incurred for Development for Construction of the Project "**BELLE VUE**" situated on the Plot bearing Survey no. 8/10, demarcated by its boundaries to the North: - By properties bearing Survey No. 8/9, to the South: - By properties bearing Survey No.8/15, to the East: - By the Nalla, to the West: - By properties bearing Survey No. 7/11 and Road, in the village panchayat Sangolda, taluka Bardez, District North Goa admeasuring 1950sq.mts. area being developed by KDS Constructions.

Ref: Goa RERA Registration Number PRGO02221560

Sir,

I, have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project of Residential Villas, Villas 1 to Villa 6, proposed to be registered under Goa RERA, for the project "**BELLE VUE**" situated on the Plot bearing Survey no. 8/10, demarcated by its boundaries to the North:-By properties bearing Survey No. 8/9, to the South:- By properties bearing Survey No.8/15,to the East:- By the Nalla ,to the West:- By properties bearing Survey No. 7/11 and Road, in the village panchayat Sangolda, taluka Bardez, District North Goa admeasuring 1950sq.mts. area being developed by KDS Constructions.

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1. Following technical professionals are appointed by Owner/Promoter: _
 - (i) Shri Melville D'Souza as L.S./ Architect
 - (ii) Mr. Paresh Gaitonde as Structural Consultant
 - (iii) Ioshi Engineering Consultancy as MEP Consultant
 - (iv) Mr. Paresh Gaitonde as Quantity Surveyor
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, of the Civil, MEP and allied works, of the Villas 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 Mr. Paresh Gaitonde "Quantity Surveyor" appointed by Developer/ Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the Villa(s) of the aforesaid project under reference as **Rs -10.20.00.000/-** (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 Villa(S) from the Town & Country Planning/Panchayat being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated Cost Incurred till date is calculated at **Rs. 15.93.250/-** (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 Villa(s) of the subject project to obtain Occupation Certificate/Completion certificate from Town & Country Planning/Panchayat (planning Authority) is estimated at **Rs-10.04.06.750/-** (Total of Table A and B.)

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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: Villas bearing Number 1 to 6

Table A

"BELLE VUE" Villa Number -1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the <u>Villa Number - 1</u> as on _____ date of Registration is	Rs. <u>2,00,00,000/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in percentage (As percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based On Estimated Cost)	2,00,00,000/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NIL

Table A

"BELLE VUE" Villa Number -2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the <u>Villa Number - 2</u> as on _____ date of Registration is	Rs. <u>1,25,00,000/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in percentage (As percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based On Estimated Cost)	1,25,00,000/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NIL

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Table A

"BELLE VUE" Villa Number -3

Sr. No	Particulars	Amounts
1	Total Estimated cost of the <u>Villa Number - 3</u> as on _____ date of Registration is	Rs. <u>1,25,00,000/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in percentage (As percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based On Estimated Cost)	1,25,00,000/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NIL

Table A

"BELLE VUE" Villa Number - 4

Sr. No	Particulars	Amounts
1	Total Estimated cost of the <u>Villa Number - 4</u> as on _____ date of Registration is	Rs. <u>1,25,00,000/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in percentage (As percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based On Estimated Cost)	1,25,00,000/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NIL

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Table A

"BELLE VUE" Villa Number -5

Sr. No	Particulars	Amounts
1	Total Estimated cost of the <u>Villa Number - 5</u> as on _____ date of Registration is	Rs. <u>1,25,00,000/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in percentage (As percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based On Estimated Cost)	1,25,00,000/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NIL

Table A

"BELLE VUE" Villa Number - 6

Sr. No	Particulars	Amounts
1	Total Estimated cost of <u>Villa Number - 6</u> as on _____ date of Registration is	Rs. <u>2,00,00,000/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in percentage (As percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based On Estimated Cost)	2,00,00,000/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NIL

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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 is	Rs. 1,20,00,000/-
2	Cost incurred as on 31/03/2023 (Based on the Estimated cost)	Rs. 15,93,250/-
3	Work done in percentage (As percentage of the estimated cost)	13%
4	Balance Cost to be Incurred (Based On Estimated Cost)	1,04,06,750/-
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	NIL

Yours faithfully,

PARESH GAITONDE

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Signature of Engineer

(License No. _____)

Note :

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 sere 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)

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