



PARESH GAITONDE

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

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

Tel.: 2423527, 9822102782
email - pareshg22@yahoo.com

GSTIN:-30ACDPG7254P1Z1
PAN NO:- ACDPG7254P

FROM 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)

Date: 09/07/2025

To,
M/s. Madkaikar Realtors Pvt. Ltd.

Subject: Certificate of cost incurred for development of Chaitanya Valley Phase I for Construction of building C , wings of the Phase I situated on the Plot bearing Survey Number 25/1A demarcated by its boundaries(latitude and longitude of the end points) BY THE PROPERTY OF

Towards the North:- Danu PISO Gaude, Ismile Beg and MRF Company Ltd.
Survey Number 24

Towards the South :- Public Road

Towards the East :- By Part 3 of the same property

Towards the West :- By Part A of the Same Property

of Ward Nil Municipality N/A Village Panchayat Corlim Taluka Tiswadi District North Goa 403110 admeasuring 18,020 Sq. Mts. Area being developed by M/s Madkaikar Realtors Pvt. Ltd.

Ref: Goa RERA Registration Number PRGO09180263.

Sir,

I Paresh Gaitonde have undertaken assignment as Engineer of certifying cost for the subject Real Estate Project proposed to be registered under Goa RERA, being Building C wings of the 1st Phase situated on the plot bearing PTS, Chaitanya No./Survey No. 25/1-A, of Ward nil Municipality N/A. Village Panchayat Corlim, Taluka Tiswadi, District North Goa, PIN 403110 admeasuring 18020 Sq. Mts. area being developed by Madkaikar Realtors Pvt. Ltd.



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1. Following technical professionals are appointed by Owner/Promoter:-
 - (i) Shri Sunil M Sardesai as Architect;
 - (ii) Shri Paresh Gaitonde as Structural Consultant
 - (iii) M/s Arshea Marina M/s Classic Electrical & Shri. Babu B. as MEP Consultant
 - (iv) M/s S.K Associate. as quantity surveyor.
2. We have estimated the cost of the completion to obtain occupation certificate / completion certificate, of the civil, MEP and Allied works, of the project. Our estimated cost calculation are based on the drawings/ plans made available to us for the project under reference by the developer and consultant and the schedule of items and quantity for the entire work as calculated by S.K. Associate 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 aforesaid project under reference as Rs. 3,04,20,000 (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 Building from the Town And Country Planning Tiswadi being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated cost incurred till date is calculated at Rs. 2,97,50,760 (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 building(s) of the subject projects to obtain occupancy certificate / completion certificate from Town & Country Planning, Tiswadi (Planning Authority) is estimated at Rs. 6,69,240 (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:



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TABLE A

Project called Chaltanya Valley Building C of Phase I (To be prepared separately for each building/ Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building C Wing as on 31/03/2025 date of Registration Is	Rs. 2,83,92,000
2	Cost incurred as on 31/03/2025 (based on the estimated cost)	Rs. 2,78,24,160
3	Work done in percentage (as percentage of the estimated cost)	98 %
4	Balance cost to be Incurred (Based on estimated cost)	Rs. 5,67,840
5	Cost Incurred on additional/extra items as on 31/03/2025 not included in the Estimated cost(Annexure A)	Rs. 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 31/03/2025 Date of Registration is	20,28,000
2	Cost incurred as on 31/03/2025 (Based on the estimated cost)	19,26,600
3	Work done in percentage (as percentage of The estimated cost)	95%
4	Balance cost to be incurred (Based on estimated cost)	1,01,400

Yours Faithfully

PARESH GAITONDE
B.E. (CIVIL) AMIE FIV
GOVT APPROVED VALUER
Reg No. CA/TP/NU/3/AB/02/04/2012-13
FIV 18432

Signature of Engineer

(Licence)



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Note

1. The scope of work is to complete entire Real Estate project as per drawings approval from time to time 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.