



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

PARESH GAITONDE

Tel.: 2423527, 9822102782
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B. E. (Civil), AMIE, FIV CHARTERED ENGINEER

R.C.C. Consultant, Approved Valuer

FORM 3

ENGINEER'S CERTIFICATE

Date: 06/01/2022

To,

Mr. Blasio Daniel Araujo
M/s. Coastal India Constructions.
T-4A, 3rd Floor, Cardozo Building, Patto
Plaza, Panaji, Goa - 403001.

Subject: Certificate of Cost Incurred for Development of "Coastal's Fortune Heights" a residential building project, situated on the plot bearing Survey No 235/1-B, demarcated by its boundaries, By Survey No 237 to the North, By 10mts wide road to the South, By remaining property of Survey No 235/1 (Plot No 16B) to the East, By remaining property of Survey No 235/1 (Plot no 17) to the West, at Village Taleigao, Taluka and Sub District Tiswadi, Dist North Goa, Goa-PIN 403206, admeasuring 769 Sq. mts area being developed by M/s. Coastal India Constructions.

Ref: Goa RERA Registration Number _____ Applied _____

Sir,

I Shri Paresh Gaitonde have undertaken assignment of certifying Estimated cost for the project proposed to be registered under Goa RERA being "Coastal's Fortune Heights" a residential building project, situated on the plot bearing Survey No 235/1-B, at Village Taleigao, Taluka and Sub District Tiswadi, Dist North Goa, Goa-PIN 403206, admeasuring 769 Sq. mts area being developed by M/s. Coastal India Constructions.

Following technical professionals are appointed by Owner / Promoter :-

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

PARESH GAITONDE
B. E. (CIVIL) AMIE FIV
R.C.C. CONSULTANT, APPROVED VALUER
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TCP Reg. No. ER/0057/2010

- 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 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.
- We estimate **Total Estimated Cost** of completion of the building(s) of the aforesaid project under reference as **Rs 5,55,00,000/-** (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 building(s) from **Greater Panaji Planning and Development Authority, Panjim, Goa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated **Cost Incurred** till date is calculated at **Rs. NIL /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 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 **Greater Panaji Planning and Development Authority, Panjim, Goa** (Planning Authority) is estimated at **Rs. 5,55,00,000/-** /-(Total of Table A and B).
- 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

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 06/01/2022 date of Registration	Rs.5,20,00,000/-
2.	Cost incurred as on 06/01/2022 (based on the Estimated cost)	Rs. 00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.5,20,00,000/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. NA /-

PARESH GAITONDE
 B.E. (CIVIL) AMIE FIV
 CHARTERED ENGINEER
 15, Campal Trade Center
 Military Hospital, Campal Panaji, GOA
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 CP 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 06/01/2022 date of Registration	Rs. 35,00,000/-
2.	Cost incurred as on 06/01/2022 (based on the Estimated cost)	Rs 00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 35,00,000/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. ___NA___/-

Yours Faithfully

PARESH GAITONDE

B.E. (CIVIL) AMIE CIV

RCC CONSULTANT, GOVT. VALUER

CHARTERED ENGINEER

BT-15, Campal Trade Area

Nr. Military Hospital, Campal, Panaji, GOA

Ph: 2423527 Mob: 9812102782

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SHRI PARESH GAITONDE

Signature & Name (IN BLOCK LETTERS) of Engineer

Town and Country Planning Department Reg. No: - ER/0057/2010

***Note**

- 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.
- (*) 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 (*).
- The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
 - 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.
 - 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)

PARESH GAITONDE

BE (CIVIL) AMIE FM

RCC CONSULTANT GOVT. VALUER

CHARTERED ENGINEER

BT-15, Campal Trade Center

Nr. Military Hospital, Campal, Panaji, GOA

Ph: 2423527 Mob: 922302792

TCP Reg. No. ER/0051/2010

Registration Number _____

I, PARESH GAITONDE, have undertaken responsibility of certifying indicated cost for the project proposed to be registered under Goa Rules being "Coastal's Fortune Heights" a residential building project, situated on the plot bearing Survey No. 233/1-2, at Village Campal, Taluka and Sub District Tiracol, Dist North Goa, Goa-754 421104, administered by the Government of Goa, and now being developed by M/s. Coastal India Construction.

Myself and other professionals are approved by Council / Registrar

Mr. PARESH GAITONDE, Architect
Mr. PARESH GAITONDE, Chartered Engineer
Date: _____
Place: _____