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

**Tel.: 8322423528, 9822102782**
**email - pareshg28@yahoo.com**

**Valuation: 70389 80348**
**RCC: 93222 84917**
**Accounts: 93093 55430**

**GSTIN:-30ACDPG7254P1ZI**
**PAN NO:- ACDPG7254P**

# PARESH GAITONDE

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

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

Form 3

See Rule 5(1) (a) (ii)

## ENGINEER'S CERTIFICATE

Date : 05-09-2025

To,
M/s DLF Exclusive Floors Private Limited,
2nd Floor ,DLF Gateway Tower, R-Block, DLF City, Phase III
Gurgaon, Haryana - 122002

Subject: Certificate of Cost Incurred for Development of **Bayview Estates** for Construction of 61 Nos. of Building Situated on the plot bearing Survey Nos 87/1-A-1 & 87/1-A-2 at Tuante of village Reis Magos Taluka Bardez, North Goa, Goa – 403114, Admeasuring 1,30,484.66 sq. mts. area being developed by M/s DLF Exclusive Floors Private Limited.

Ref: Goa RERA Registration Number -Applied for RERA.

Sir,

I, Paresh Gaitonde LLP have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under Goa RERA No. Applied for RERA, being Certificate of Cost Incurred for Development of **Bayview Estates** for construction work of 61 Nos. of Building Situated on the plot bearing Survey Nos 87/1-A-1 & 87/1-A-2 at Tuante of village Reis Magos Taluka Bardez, North Goa, Goa – 403114, Admeasuring 1,30,484.66 sq. mts. area being developed by (M/s DLF Exclusive Floors
Private Limited).

Following technical professionals are appointed by Owner/Promoter :
(i) Shri Jairaj Nevrekar as L.S./Architect
(ii) M/S Paresh Gaitonde LLP as Structural Consultant

1. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, of the Civil, MEP and allied works, of the Building(s) of the project. My estimated cost calculations are based on the drawings/plans made available to me for the project under reference by the Developer and consultants and the schedule of items and quantity for the entire work as calculated by Gleeds Consulting India Private Limited Quantity Surveyor* appointed by

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TCP Reg. No. ER/0057/2010

Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

2. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 1320 CR.** (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 Town & Country Planning (TCP) being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated Cost Incurred till date is calculated as **Rs. 105 CR.** (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 Town & Country Planning (TCP) is estimated at **Rs. 1215 CR.** (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/Wings bearing Number

| Sr. No. | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of the building/wing as on 05-09-25 date of Registration is | Rs. 1102 CR. |
| 2 | Cost incurred as on 05-09-25 (based on the Estimated cost) | Rs. 44.10 CR. |
| 3 | Work done in percentage as on 05-09-25 (As percentage of the estimated cost) | 4% |
| 4 | Balance Cost to be Incurred (Based On Estimated Cost) | Rs. 1106.9 CR. |
| 5 | Cost incurred on additional / Extra Items as on 05-09-25 not included in The Estimated Cost (Annexure A) | 49 |

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**Table B**

| Sr. No. | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on 05-09-25 | Rs. 146 CR. |
| 2 | Cost incurred as 05-09-25 (Based on the Estimated cost) | Rs. 60.9 CR. |
| 3 | Work done in percentage as on 05-09-25 (As percentage of the estimated cost) | 36% |
| 4 | Balance Cost to be Incurred (Based On Estimated Cost) | Rs. 107.1 CR. |
| 5 | Cost incurred on additional / Extra Items as on 05-09-25 not included in The Estimated Cost (Annexure A) | 22 cr |

Yours faithfully,

PARESH GAITONDE
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ER. PARESH GAITONDE

**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.

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