



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

**PARESH GAITONDE**

Tel.: 2423527, 9822102782  
email - pareshg28@yahoo.com

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

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

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: - 15/11/2019

To  
Aprasa Lifespaces LLP,  
506, Edcon mindspace Bldg,  
Campal Panaji,  
403001

Subject: Certificate of Cost Incurred for Development of Amor de Goa for Construction of 1 nos building situated on the Plot bearing bearing Survey no. 188/6 demarcated by its boundaries by Survey No. 187 to the North by Survey No. 188/7 to the South by Survey No 203 to the East By Survey No. 188/5 to the West of Ward --- Municipality ---, village panchayat Candolim Taluka Bardez District North PIN 403515 admeasuring 2211 sq.mts. area being developed by Aprasa Lifespaces LLP.

Ref: Goa RERA Registration Number NA

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 1\_no Building situated on the plot bearing bearing Survey no. 188/6 demarcated by its boundaries by Survey No. 187 to the North by Survey No. 188/7 to the South by Survey No 203 to the East By Survey No. 188/5 to the West of Ward NA Municipality NA, village panchayat Candolim taluka Bardez District North PIN 403515 admeasuring 3650 sq.mts. area being developed by Aprasa Lifespaces LLP.

- Following technical professionals are appointed by Owner / Promoter :-
  - Shri. Sacheen Pai Raikar as L.S. / Architect ;
  - Shri Paresh Gaitonde as Structural Consultant
  - M/s /Shri / Smt --- as MEP Consultant
  - Shri Sushant Girkar as Quantity Surveyor \*

- 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 by Shri. Sushant Girkar 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.

**PARESH GAITONDE**  
B E (CIVIL) AMIE FIV  
RCC CONSULTANT, GOVT. VALUER  
CHARTERED ENGINEER  
BT-15, Campal Trade Center

Nr. Military Hospital, Campal, Panaji, GOA  
Tel: 2423527, Mob: 9822102782  
SI Reg. No: EN00572019

3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 8,50,00,000 ( 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 the Town & Country Planning (TCP) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. 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.
5. 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) (planning Authority) is estimated at Rs NIL (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 :

**TABLE A**

**(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 _____ date of Registration is	Rs. _8,30,00,000/-
2	Cost incurred as on <u>15/11/2019</u> (based on the Estimated cost )	0
3	Work done in Percentage (as Percentage of the estimated cost )	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _8,50,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

**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. _20,00,000/-
2	Cost incurred as on <u>16/11/2019</u> (based on the Estimated cost )	0
3	Work done in Percentage (as Percentage of the estimated cost )	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _20,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

**PARESH GAITONDE**

B.E.(CIVIL) AMIE FIV

Yours Faithfully CONSULTANT, GOVT. VALUER

CHARTERED ENGINEER

BT-15, Campal Trade Center

Nr. Military Hospital, Campal, Panaji, GOA

Signature of Engineer Mob: 9822102782

(Licence No. Reg. No. ER/0057/2010.....)

TCP Reg No. ER/0057/2010

**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 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 carryout entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Realestate 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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