



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

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**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: 28/03/2023

To  
Veera Apartments Pvt. Ltd.,  
House No. 1/38, Gauravaddo, Calangute, Goa.

**Subject: Certificate of Cost Incurred for Development of VEERA Savannah for Construction of 36 VILLAS, situated on the Plot bearing bearing Survey no.92/1 and 92/17 demarcated by its boundaries Village Panchayat Candolim, Taluka Bardez, District North, Goa, PIN 403114 admeasuring 22000 sq.mts. area being developed by Veera Apartments Private Limited.**

Ref: Goa RERA Registration Number

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 36 Residential Villas and 1 commercial building consisting of 20 shops/halls of the Project **Veera Eminence** Phase situated on the plot bearing bearing Survey No. 92/1 and 92/17 demarcated by its boundaries Village Panchayat Candolim, Taluka Bardez, District North, Goa, PIN 403\_\_ admeasuring 22000 sq.mts. area being developed by Veera Apartments Private Limited.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri Melville Dsouza as L.S. / Architect ;
- (ii) Shri Paresh Gaitonde as Structural Consultant
- (iii) Shri Ashok Joshi as MEP Consultant
- (iv) Shri Ashok Joshi 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 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

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RERA Reg. No. ER/0037/2010



and quantity for the entire work as calculated by Shri Ashok Joshi 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 building(s) of the aforesaid project under reference as Rs. 66,17,75,000/- ( 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 \_\_\_North Goa Planning and Development Authority\_\_\_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 North Goa Planning and Development Authority, is estimated at Rs. 72,50,00,000/- (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**

**TOTAL COST OF CONSTRUCTION FROM VILLA NO.1 TO VILLA NO.36 and Commercial Building.**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 28.03.2022 date of Registration is	Rs. 68,50,00,000 /-
2	Cost incurred as on 29/03/2019 (based on the Estimated cost )	Rs. ___NIL___ /-
3	Work done in Percentage (as Percentage of the estimated cost )	___NIL___ %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 68,50,00,000/-
5	Cost Incurred on Additional /Extra Items as on 01/04/2023not 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 28.03.2023 date of Registration is	Rs. 4,00,00,000/-
2	Cost incurred as on 28/03/2023 (Based on the Estimated cost )	NIL
3	Work done in percentage ( As percentage of the estimated cost )	NIL
4	Balance Cost to be Incurred (Based On Estimated Cost )	Rs. 4,00,00,000/-
5	Cost incurred on additional / Extra Items As on 28.03.2023 not included in The Estimated Cost (Annexure A)	NIL

Yours Faithfully

**PARESH GAITONDE**  
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Signature of Engineer

**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 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.

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