

SHIRISH KAMAT

B.E. (CIVIL). AMIE

STRUCTURAL CONSULTANT

**FORM-3**

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

**ENGINEER'S CERTIFICATE**

**Date: 24/04/2025**

To,  
SPECTRUM DEVELOPERS,  
1<sup>st</sup> Floor, Laxmi Narayan Villa,  
74 Prof. Almeida Road,  
Bandra (W), Mumbai - 400050.

**Subject : Certificate of Cost incurred for the Development of the Complex for construction of 8 No. of Villas of the Phase of the Project situated on the Plot bearing Survey no. 444/6 demarcated by its boundaries  
By the Properties bearing Survey No. 444/3 & 444/4 to the North,  
By the Properties bearing Survey No. 444/8 & 444/12 to the South,  
By the road to the East and  
By lane bearing Survey No. 444/2 to the West,  
of village panchayat Anjuna taluka Bardez District North Sate of Goa, Goa-403509 admeasuring 2625 sq.mts. area being developed by M/s. SPECTRUM DEVELOPERS.**

**Ref: Goa RERA Registration Number PRGO06221671**


Sir,

I, **Shirish Kamat** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project to be registered under Goa RERA, being 8 units in the Complex situated on Plot bearing Survey no. 444/6, village Anjuna, taluka Bardez, District North state of Goa, PIN - 403 509 admeasuring **2625 sq.mts.** area being developed by Spectrum Developers.

- 1. Following technical professionals are appointed by Promoter :-**
- (i) Shri Tulio De Sousa as Architect ;
  - (ii) Shri Shirish Kamat as Structural Consultant
  - (iii) Shri Shirish Kamat 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 and quantity for the entire work as calculated by Shri Shirish Kamat, quantity Surveyor, appointed by Developer, 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 phase of the complex of the aforesaid project under reference as Rs 9,50,00,000 (Rupees Nine Crore Fifty Lakhs Only) (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 Department / Village Panchayat, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 9,04,81,152/- (Rupees Nine Crore Four Lakhs Eighty One Thousand One Hundred Fifty Two Only)(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 the Town & Country Planning Department / Village Panchayat is estimated at Rs. 45,18,848/- (Rupees Forty-Five Lakhs Eighteen Thousand Eight Hundred Forty-Eight Only) (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



**SHIRISH KAMAT**  
STRUCTURAL CONSULTANT  
PORVORIM GOA, INDIA  
TCP REG. NO. ER/0083/2010

**TABLE A**

Phase of Complex bearing Survey Number 444/6 or called **ESTRELLA**  
(to be prepared separately for each Building/Wing/Layout/Plotted Development of  
the Real Estate Project)

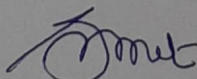
| Sr. No. | Particulars   | Amount (in Rs.) |
|---------|---|-----------------|
| 1       | Total Estimated Cost of the Villas as on <u>31<sup>st</sup> March 2025</u> date of Registration is          | 9,50,00,000/-   |
| 2       | Cost incurred as on <u>31<sup>st</sup> March 2025</u> (based on Estimated cost)                             | 9,04,81,152/-   |
| 3       | Work done in Percentage (as Percentage of the estimated cost)   | 95.24%          |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)   | 45,18,848/-     |
| 5       | Cost Incurred on Additional/Extra Items as on <u>31/03/2025</u> not included in Estimated Cost (Annexure-A) | NIL             |

**TABLE B**

(To be prepared for entire registered phase of the Real Estate Project)

| Sr. No. | Particulars  | Amount (in Rs.) |
|---------|--|-----------------|
| 1       | Total Estimated Cost of Internal & External Development Works including amenities and Facilities in the layout as on <u>31<sup>st</sup> March 2025</u> date of Registration is |                 |
| 2       | Cost incurred as on <u>31<sup>st</sup> March 2025</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)  |                 |
| 5       | Cost Incurred on Additional/Extra Items As on <u>31<sup>st</sup> March 2025</u> not included in Estimated Cost (Annexure A)  | NIL             |

Yours Faithfully,



**SHIRISH KAMAT**  
STRUCTURAL CONSULTANT  
PORVORIM GOA, INDIA  
TCP REG. NO. ER/0083/2010

Signature of Engineer  
(License No : ER/0083/2010)