

PRATHAMESH BHAT

B.E. (Civil)

**Off.: BT-9, Third Floor, Campal Trade Centre, Behind Military Hospital,
Campal-Panaji**

FORM-3

ENGINEER'S CERTIFICATE

Date: 06-07-2026

To

M/s Alcon Developers
1st floor, Velho Building,
Near Municipal Garden,
Panaji – Goa.

Subject : Certificate of Cost Incurred for Development/ Construction of 2 No. of Buildings and connecting Basement of the Project 'Panora' situated on the Plot bearing Survey no. 10/5, demarcated by its boundaries to the On The North:- By Road; On The South:- By Village boundary of Morambi-O-Grande & property bearing Survey No. 10/4; On The East:- By Village boundary of Morambi-O-Grande & property bearing Survey No. 10/6-A and 10/6-B and ;On The West:- By property bearing Survey No. 10/4 of Village Panchayat of Chimbél Taluka Tiswadi, District: North Goa PIN 403 006, admeasuring 2515 sq.mts. area being developed by M/s Alcon Developers

Ref: Goa RERA Registration _____

Sir,

I, **Engr. Prathamesh Bhat**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Construction of of 2 No. of Buildings and connecting Basement of the Project 'The Panora' situated on the Plot bearing Survey no. 10/5, demarcated by its boundaries to the By Road; On The South:- By Village boundary of Morambi-O-Grande & property bearing Survey No. 10/4; On The East:- By Village boundary of Morambi-O-Grande &

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B.E. (CIVIL)
T.C.P. Reg. No. ER/0020/2022

property bearing Survey No. 10/6-A and 10/6-B and ;On The West:- By property bearing Survey No. 10/4 of Village Panchayat of Chimbel Taluka Tiswadi, District: North Goa PIN 403 006, admeasuring 2515 sq.mts. area being developed by M/s Alcon Developers

1. Following technical professionals are appointed by 'M/s Alcon Developers':-
 - (i) Mr. Jairaj Nevrekar as Architect;
 - (ii) Mr. Prathamesh Bhatt as Structural Consultant;
 - (iii) Ms. Neeta Naik as Quantity Supervisor;
1. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied Works, of the of the Project 'Panora'. 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 Ms.Neeta Naik quantity Surveyor appointed by **M/s Alcon Developers.**, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. **33.87.38,000.00** (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 'Panora' from the **North Goa Planning and Development Authority** being the Planning Authority and **village Panchayat of Chimbel** under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. **00.00** (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 Project 'Panora' to obtain Occupation Certificate/ Completion Certificate from **NGPDA** (planning Authority) and **village Panchayat of Chimbel** is estimated at Rs. **33.87.38,000.00** (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

The project named '**Panora**'

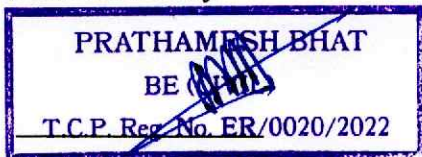
Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building as on <u>20/06/2026</u> date	Rs. 33,34,75,000.00
2	Cost incurred as on <u>20/06/2026</u> (Based on the Estimated cost)	Rs. 00.00
3	Work done in Percentage (As Percentage of the estimated cost)	00.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 33,34,75,000.00
5	Cost Incurred on Additional /Extra items as on <u>20/06/2026</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-B

'Internal and External Development Works at 'Panora'

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on <u>20/06/2026</u> date	Rs. 52,63,000.00
2	Cost incurred as on <u>20/06/2026</u> (Based on the Estimated cost)	Rs. 00.00
3	Work done in Percentage (As Percentage of the estimated cost)	00.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 52,63,000.00
5	Cost Incurred on Additional /Extra items as on <u>20/06/2026</u> not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully



ER. PRATHAMESH BHAT
Engineer

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

Sr. No	Particulars	Amounts
	Nil.	Nil.

***Note**

1. Estimate is purely of construction cost, does not include land cost, plot development, licensing approvals etc.
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. External development includes retaining walls for compound wall, compound wall, road works, landscape works and common utilities.
4. All components of work with specifications are indicative and not exhaustive.

