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FORM-3

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

ENGINEER'S CERTIFICATE

Date: 28/03/2025

To
Mr. Jofton Dcosta,
Margao, Salcete Goa,

Subject: Certificate of Cost Incurred for Construction work of Commercial Building (s) 1 Wings of the 1st phase of the project situated on the plot bearing Chalta No. 28 P.T.S. No. 72 demarcated by its boundaries, Chalta No. 29 of P.T.S. no. 72 to the North, Chalta no. 3 of P.T.S. no. 66 & Chalta no. 1 of P.T.S. no. 72 to the south, 6.00 mtrs wide service road/ 30.00 mtrs wide main road to the East, Chalta no. 3 of P.T.S. no. 66 to the West, of Division Margao of Municipality Margao, Taluka Salcete, District South Goa, Pin 403601 admeasuring 3100.00 sq. mtrs area being developed by Mr. JOFTON DCOSTA.

Ref: Goa RERA Registration Number (New Registration)

Sir,

I Chandrashekar Prabhudessai have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, for Construction work of Commercial Building (s) 1 Wings of the 1st phase of the project situated on the plot bearing Chalta No. 28 P.T.S. No. 72 at Margao Municipality, Taluka Salcete, District South Goa, Pin 403601 admeasuring 3100.00 sq. mtrs. being developed by Mr. JOFTON DCOSTA.

Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri. Rabindra Cacodcar as L.S. / Architect ;
- (ii) Shri. Chandrashekar Prabhudessai as Structural Consultant
- (iii) M/s /Shri / Smt _____ as MEP Consultant
- (iv) M/s /Shri / Smt. _____ 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 Us 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 building(s) of the aforesaid project under reference as **Rs. 20,39,02,750/-** (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 **South 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 **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 Completion Certificate from South Goa Planning and Development Authority, is estimated at **Rs. 20,39,02,750/-** (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

Building 1 Wing of 1st Phase

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>28/03/2025</u> date of Registration is	Rs. <u>20,39,02,750/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>20,39,02,750/-</u>

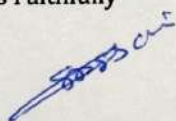
5	Cost Incurred on Additional /Extra Items as on 28/03/2025 not included in the Estimated Cost (Annexure A)	NIL
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TABLE B

(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 28/03/2025 date of Registration is	NIL
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Signature of Engineer

(TCP Registration no: SE/0017/2010)

Engr. Chandrashekar G. Prabhudessai
B.E. (Civil) F.I.E., F.I.V.

REG. NO. PWD / ENGR. / 239 /90

MMC / ENGR. / 193 / 90-91

SPD / RE / 114 / 90-91

TCP REG. NO. SE / 0017 / 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 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.

Annexure A

List of Extra / Additional Items executed with
Cost (which were not part of the original Estimate of
Total Cost)