

A. OLAVO CARVALHO B.E. (CIVIL) FIE

CONSULTING CIVIL ENGINEER

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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: 09.03.2026

To

Mr. Anthony Cedric Dias

Proprietor,

Prime Builders

2nd Floor, Prime Corner,

Vasco da Gama,

Goa 403802

Subject: Certificate of Cost Incurred for Development of the project "Prime Essence"
for Construction of 1 (one) building block of single phase situated on the
property bearing Survey No. 1/1-Y of Dabolim Village, demarcated by its
boundaries to the North; by Plot No. 12 (Survey No. 1/1-N, 1/1-O and 1/1 (part)
of Dabolim Village), to the South; by road, to the East; by road, to the West; by
Plot No. 7 (Survey No. 1/1-P and 1/1 (part) of Dabolim Village), of Village
Panchayat of Chicalim, Mormugao Taluka, South Goa District, Goa
admeasuring 997 Sq.mts. area being developed by Mr. Anthony Cedric Dias,
Proprietor of Prime Builders, 2nd Floor, Prime Corner, Vasco da Gama, Goa.

Ref: Goa RERA Registration Number (Fresh Application)

Sir,

I Mr. A. Olavo Carvalho have undertaken assignment of certifying Estimated Cost for the Subject
Real Estate Project proposed to be registered under Goa RERA, being 1 (one) Building Block of the
single phase situated on the property bearing Survey No. 1/1-Y of Dabolim Village, demarcated by
its boundaries to the North; by Plot No. 12 (Survey No. 1/1-N, 1/1-O and 1/1 (part) of Dabolim



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Village), to the South; by road, to the East; by road, to the West; by Plot No. 7 (Survey No. 1/1-P and 1/1 (part) of Dabolim Village), of Village Panchayat of Chicalim, Mormugao Taluka, South Goa District, Goa admeasuring 997 Sq.mts. area being developed by Mr. Anthony Cedric Dias, Proprietor of Prime Builders, 2nd Floor, Prime Corner, Vasco da Gama, Goa.

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

- (i) Shri, Ronand Prakash as Architect;
- (ii) Myself i.e. Shri A. Olavo Carvalho as Structural Consultant
- (iii) Engineer Shri A. Olavo Carvalho 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 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, 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 of the aforesaid project under reference as Rs. 3,51,11,000/- (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 completion certificate for the building from the Mormugao 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. 12,37,106/- (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 of the subject project to obtain Completion Certificate from Mormugao Planning and Development Authority (planning Authority) is estimated at Rs. 3,38,73,894/- (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:




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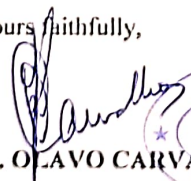
TABLE A**Prime Essence****(For single Building of the Real Estate Project)**

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building as on 09.03.2026 is	3,39,11,000/-
2	Cost incurred as on 09.03.2026 (based on the Estimated cost)	12,37,106/-
3	Work done in Percentage (as Percentage of the estimated cost)	3.65%
4	Balance cost to be incurred (Based on Estimated cost)	3,26,73,893/-
5	Cost incurred on Additional / Extra items as on 09.03.2026 not include in the Estimated cost (Annexure A)	NIL

TABLE B**(For the entire registered phase of the Real Estate Project)**

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 09.03.2026 is	12,00,000/-
2	Cost incurred as on 09.03.2026 (based on the Estimated cost)	0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be incurred (based on Estimated cost)	12,00,000/-
5	Cost incurred on Additional / Extra items as on 09.03.2026 not included in the Estimated Cost (Annexure A)	NIL

Yours faithfully,


(A. OLAVO CARVALHO)



(Licence No.)

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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)

NIL