

FORM-3 [See Regulation]
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 27-07-2026

To,

Joshi Constructions
 2509, housing board colony,
 Harwale, sankhali Goa
 403505

Subject: Certificate of Cost Incurred for Development of [JANVIKAS BHAVAN] for R – 1 Number of Building of the I Phase of the Project [RERA Registration Number] situated on the plot bearing survey/subdivision no 56/3-D, demarcated by its boundaries (latitude and longitude of the end points) 15.531500, 73.984563 to the North-West, 15.531263, 73.984462 to the South-West, 15.531352, 73.984168 to the South-East, 15.531579, 73.984160 to the North-East, village panchayat Amona, Bicholim Taluka, North Goa District, PIN 403107 admeasuring 1249.86 sq.mts. area being developed by M/s Joshi Constructions.

Ref: RERA Registration Number -----

Sir,

I **Er. Rakesh Bandekar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, for Construction Work of the **01** Building(s) of the ____ Phase of the Project, situated on the plot bearing C.S.No/CTS No./Survey no./ Final Plot no. **56/3-D** of village / panchayat **Amona**, taluka **Bicholim**, District **North Goa** PIN **403107** admeasuring **1249.86** sq. mts. area being developed by **M/s Joshi Constructions**.

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

- | | |
|----------------------------|--------------------------|
| (i) Shri Anup Gadgil | as L.S. / Architect; |
| (ii) Shri. Rakesh bandekar | as Structural Consultant |
| (iii) Shri _____ | as MEP Consultant |

(iv) Shri. _____ as Site Supervisor

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 Mr. _____ 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 R Building of the aforesaid project under reference as Rs. 2,82,93,627/- (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 and Country Planning Dept, Govt of Goa being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 0.00/- (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 Town and Country Planning Dept, Govt of Goa (planning Authority) is estimated at Rs. 2,82,93,627/- (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 bearing Number "1" Building called --

(To be prepared separately for each building/wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/Wing as on 25.05.2026 date of Registration is	Rs. 2,82,93,627/-
2.	Cost incurred as on 25.05.2026 (based on the Estimated cost)	Rs. 0.00/-
3.	Work done in percentage (as percentage of the estimated cost)	Rs. 0.00/-
4.	Balance cost to be incurred (Based on estimated cost)	Rs. 2,82,93,627/-
5.	Cost incurred on additional/Extra items as on 25.05.2026 not included in the Estimated cost (Annexure A)	Rs. 0.00/-

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 & External Development Works including amenities & Facilities in the project as on --/--/----- date of registration is	Rs. -----/-
2.	Cost incurred as on ----- (based on the (Estimated Cost)	Rs. -----/-
3.	Work done in Percentage (as percentage of the estimated cost)	Rs. -----/-
4.	Balance cost to be incurred (based on Estimated Cost)	Rs. -----/-
5.	Cost incurred on Additional/ Extra items as on -- ----- not included in the Estimated cost (Annexure A)	Rs. -----/-

Yours Faithfully

Rakesh Bandekar
Signature of Engineer

PWD REG. NO. PWD/ENGR. 608/98
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SE/0046/2010-30

***Note-**

1. The scope of work is to complete entire Real Estate project as per drawing 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 (*) & 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 results in amendment of the cost incurred/ to be incurred.
5. All components of work with specifications are indicative & not exhaustive.

Annexure A

List of Extra/ Additional Items executed with cost

(Which was not part of the original Estimated of Total Cost)