

Er. Ashok Salvi

3/B-304, Dheeraj Dreams CHS, LBS Marg, Bhandup, Mumbai 400078

PHONE NO: 9821722914

EMAIL: ashoksalvi2602@gmail.com

Date : 28/01/2026

Form 3

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

ENGINEER'S CERTIFICATE

To,

HOABL Impactum Land Private Limited
701 Unit, 7th Floor, 1 Aerocity Building,
NIBR Compound, Mohili Village,
Sakinaka, Safed Pool, Mumbai - 400072

Subject: Certificate of percentage of completion of construction work of Project "Celeste" located at Survey numbers 148/0, Village Carapur, Taluka Bicholim, Goa, demarcated by its boundaries Plot no. A-134 to the North, Plot no. B-353 & Survey no. 147 to the South, Survey no. 146 & 147 to the East, Plot no. A-136 to A-140 & B353 along with adjoining road to the West, village panchayat Carapur, taluka Bicholim, Goa, India, 403504 admeasuring 3979 sq. mts. area being developed by HOABL Impactum Land Private Limited

Ref: Goa RERA Registration Number _____

Sir,

I Ashok Salvi have undertaken assignment of certifying Estimated Cost for the Subject Plotted Land Development Project proposed to be registered under Goa RERA, "Celeste" located at Survey numbers 148/0, Village Carapur, Taluka Bicholim, Goa, INDIA, 403504 admeasuring 3979 sq. mts. area being developed by HOABL Impactum Land Private Limited.

Following technical professionals are appointed by Owner/Promoter: _

(i) M/S/Shri/Smt Subodh Mestry as L.S./ Architect

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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 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.
2. We estimate Total Estimated Cost of completion of the building(s) / plotted development of the aforesaid project under reference as Rs 57,00,00,000/- (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 occupation certificate/completion certificate for the building(S) from the Town Planning

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Department, Goa being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated Cost Incurred till 31.12.2025 is calculated at Rs. 3,84,426 /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of amount of total estimated cost.
4. 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, is estimated at Rs 56,96,15,574/- (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

Building/Wings bearing Number_____ or called

(To be prepared separately for each Building/Wing of the Real Estate Project)

No	Sr.	Particulars	Amounts
1		Total Estimated cost of the building/ wing as on __31.12.2025__ date of Registration is	Rs. 57,00,00,000/-
2		Cost incurred as on 31.12.2025 (based on the Estimated cost)	Rs. 3,84,426
3		Work done in percentage (As percentage of the estimated cost)	0.07%
4		Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 56,96,15,574/-
5		Cost incurred on additional / Extra Items As on __31.12.2025__ not included in The Estimated Cost (Annexure A)	-

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 date of Registration is	
2	Cost incurred as of Dec'25 end (Based on the Estimated cost)	
3	Work done in percentage. (As percentage of the estimated cost)	Not applicable
4	Balance Cost to be Incurred (Based On Estimated Cost)	
5	Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	-

Table C

List of Extra/Additional/ Deleted Items considered in Cost.

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

Sr. No.	List of Extra/ Additional / Deleted Items	Amount (In Rs.)
1.	Not applicable	

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Yours faithfully,

Ashok Salvi

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 Survey or, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity survey or 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 about, 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)