



CHANDRASHEKAR & ASSOCIATES

Consulting Structural Engineer, Valuer and Quantity Surveyors

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: 15/09/2025

To,

Mr. Fernando Mascarenhas
P.O.A Karl Souza,
No 3 Beach Nest Colony
Miramar, Panaji, Goa.

Subject: Certificate of Cost Incurred of Development of the Project named: Proposed villas 1 to 35, Security Cabin, Club House, Gym, Society Office and Compound wall in Plot bearing Sy.No. 155/1-N at Arpora Village Bardez taluka, Goa State demarcated by its boundaries to the North :By property bearing Survey No. 155/1 and 156/0 ; to the South : By property bearing Survey No 155/1, to the East : By the properties bearing Survey No.156/0 and 156/4-D-1 to the West :By the property bearing Survey No 155/1, in village of Arpora, Taluka - Bardez, District - North Goa Pin 403516, admeasuring 20,700.00 sq.mts. being developed by 'Mr. Fernando Mascarenhas P.O.A Karl Souza.

Ref: Goa RERA Registration Number NOT ALLOTTED



Sir,

I M.G. Chandrashekar have undertaken assignment of Certifying the Estimated cost for the Subject Real Estate Project Proposed to be registered under Goa RERA, being Project named: Proposed villas 1 to 35 , Security Cabin ,Club House, Gym, Society Office and Compound wall in Plot bearing Sy.No. 155/1-N at Arpora Village Bardez taluka, Goa State demarcated by its boundaries to the North :By property bearing Survey No. 155/1 and 156/0 ; to the South : By property bearing Survey No 155/1, to the East : By the properties bearing Survey No.156/0 and 156/4-D-1 to the West :By the property bearing Survey No 155/1, in village of Arpora, Taluka - Bardez, District - North Goa Pin 403516, admeasuring 20,700.00 sq.mts. being developed by 'Mr. Fernando Mascarenhas P.O.A Karl Souza.

Following technical professionals are appointed by Owner / Promoter:-

- (i) Mr. Kundan V Prabhu as Architect;
- (ii) M/s. Chandrashekar & Associates as Structural Consultant;
- (iii) M/s Design Tree Service Consultants Pvt Ltd. as MEP Consultant;
- (iv) Mr. Floyd Lobo as Site Engineer;

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 **Shri. Viraj S. Vaigankar** 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.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.120.96 crores** (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 Department, Mapusa / Village Panchayat of Arpora being the planning authority under whose jurisdiction the aforesaid project is being implemented.
3. The estimated Cost Incurred till date is calculated at **Rs._Cr** (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 Building(s) of the subject project to obtain Occupation Certificate/Completion certificate from Town and Country Planning Department, Mapusa / Village Panchayat of Arpora(planning Authority) is estimated at **Rs._Cr** (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: Building/Wing in Plot Bearing Sy.No. 155/1-N situated in Arpora Village Bardez taluka being parcel of land admeasuring 20,700.00 Sq. Mtrs.



Table A

(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 15/09/2025 date of Registration is	Rs.120.96 Cr
2	Cost incurred as on 15/09/2025 cost)	Rs._Cr
3	Work done in percentage (As percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs._ Cr
5	Cost incurred on additional / Extra Items As on 15/09/2025 not included in The Estimated Cost (Annexure A)	Nil

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 15/09/2025 date of Registration is	Rs. 00=00
2	Cost incurred as on 15/09/2025 (Based on the Estimated cost)	Rs.00=00
3	Work done in percentage (As percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based On Estimated Cost)	
5	Cost incurred on additional / Extra Items As on 15/09/2025 not included in The Estimated Cost (Annexure A)	Nil

Yours faithfully,

Signature of Engineer

M. G. CHANDRASHEKAR
REG. No. TCP/SE/0052/2010
B2/G2, NADANBAN HSG. SOCIETY
NEAR T.B. HOSPITAL, CARANZALEM POST,
TALEIGAO ROAD, ST. INEZ, GOA.

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.

