

Form 3

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

ENGINEER'S CERTIFICATEDate : 22ND Dec, 2023

To,
Athena Luxury Ventures LLP,
S-108,
1st Floor, Gera Imperium Star,
Patto- Panaji-Goa
403001.


Subject: Certificate of percentage of completion of construction work of Residential Building Project Situated on the plot bearing Survey No.190/11 demarcated by its boundaries (Latitude and longitude of the end points)
On the North:- By Property bearing Survey No.190/ 2,
On the South:- By Property bearing Survey No.190/ 20,
On the East:-By Properties bearing Survey Nos.190/ 12, 13, 14, 15, 16,
On the West:-By Property bearing Survey No.190/10.
of Arpora Village, Bardez, Taluka, North-Goa.403516, admeasuring 775.00 sq. mts. area being developed by Athena Luxury Ventures LLP.

Ref: Goa RERA Registration Number _____

Sir,

I **Shirish Kamat** have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, Situated on the plot bearing Survey No.190/11 demarcated by its boundaries (Latitude and longitude of the end points) **On the North:-** By Property bearing Survey No.190/ 2,
On the South:- By Property bearing Survey No.190/ 20,
On the East:-By Properties bearing Survey Nos.190/ 12, 13, 14, 15, 16,
On the West:-By Property bearing Survey No.190/10.
of Arpora Village, Bardez, Taluka, North-Goa.403516, admeasuring 775.00 sq. mts. area being developed by Athena Luxury Ventures LLP:-

- (i) **Shri. Ashley Mascarenhas** as Architect
- (ii) **Shri. Shirish Kamat** as Structural Consultant
- (iii) **Shri. _____** NIL _____ as MEP Consultant
- (iv) **Shri. Shirish Kamat** as Quantity Surveyor*


SHIRISH KAMAT
STRUCTURAL CONSULTANT
PORVORIM GOA, INDIA
TCP REG. NO. ER/0083/2010

Anjushri, H. No. 1819, B. B. Road, Penha De Franca, Porvorim - Goa, 403 521.
Mobile : +91 9822127499, Ph. : 0832 - 2411096, E-mail : shirish.kmt@rediffmail.com

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. Shirish Kamat** 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 3,86,21,101.50/-**-(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 **Panchayat, Arpora/Nagoa - Goa** being the planning authority under whose jurisdiction the aforesaid project is being implemented.
3. 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.
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 **Panchayat, Arpora/Nagoa - Goa** (planning Authority) is estimated at **Rs 3,86,21,101.50/-** (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		
(To be prepared separately for each Building/Wing of the Real Estate Project)		
Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on <u>22nd Dec, 2023</u> date of Registration is	₹ 3,30,26,641.50
2	Cost incurred as on <u>22nd Dec, 2023</u> (based on the Estimated Cost)	₹ 0.00
3	Work Done in percentage (As percentage of the Estimated Cost)	0.00
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 3,30,26,641.50
5	Cost incurred on additional / extra items As on <u>22nd Dec, 2023</u> 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	Amount
1	Total Estimated Cost of the Internal and External Development works including amenities and facilities in the layout as on <u>22nd Dec, 2023</u> date of Registration is	₹ 55,94,460.00
2	Cost incurred as on <u>22nd Dec, 2023</u> (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)	₹ 55,94,460.00
5	Cost incurred on additional / extra items As on not included in the Estimated Cost (Annexure A)	NIL

Yours faithfully,



Signature of Engineer

(Licence No. ER/0083/2010)

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