DINESH BALKRISHNA SATAM
C2/401, Rahul Park, Warje, Pune, Maharashtra 411058
PHONE NO: 9152122472
EMAIL: dineshsatam1975@gmail.com

Date : 09/04/2026

Form 3
See Rule 5(1) (a) (ii)
ENGINEER'S CERTIFICATE

To,

HoABL Impactum Lands 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 "**Sovereign Bay**" located at Plot No. 308 at Survey No. 178/1- A-Q-3, Zuarinagar, Sancoale Village, South Goa, Goa, India, demarcated by its boundaries Survey no. 146 to the North, Existing 10m road to the South, Survey no. 192 to the East, Plot No. 136, 137 and 139 of Project Gulf of Goa to the West, of Municipality Zuarinagar, village panchayat Sancoale, taluka Mormugoa, District South Goa, Goa, India, 403726 admeasuring 3995 sq. mts. area being developed by HoABL Impactum Lands Private Limited.

Ref: **Goa RERA Registration Number** _____

Sir,

I Dinesh Satam have undertaken assignment of certifying Estimated Cost for the Subject Villa Development Project proposed to be registered under Goa RERA, "**Sovereign Bay**" located at Plot No. 308 at Survey No. 178/1- A-Q-3, Zuarinagar, Sancoale Village, South Goa, Goa, India, admeasuring 3995 sq. mts. area being developed by HoABL Impactum Lands Private Limited.

Following technical professionals are appointed by Owner/Promoter:_

(i) Smt Priya Tare 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 35,33,66,600/- (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 09.04.2026 is calculated at Rs. 0 /- (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 35,33,66,600/- (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)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 35,33,66,600/-
2	Cost incurred as on date of registeration (based on the Estimated cost)	Rs. 0
3	Work done in percentage (As percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 35,33,66,600/-
5	Cost incurred on additional / Extra Items As on date of registration not included in The Estimated Cost (Annexure A)	-

Table B

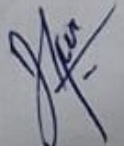
(To be prepared for the entire registered phase of the Real Estate Project)

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 (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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2.		

Yours faithfully,

Dinesh Satam

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 abour, 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)