

PRATHAMESH BHAT

B.E. (Civil)

T.C.P. Reg. No. ER/0020/2022

**Off.: BT-9, 3rd Floor, Campal Trade Centre, Behind Military Hospital,
Campal, Panaji, Goa – 403001**

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:17-03-2026

To

**The Promoter, M/s. AIXAR ESTATES PVT LTDF-403, Opulence Opposite Rodrigues
Madel Grande Goa 403601**

Subject: Certificate of Cost Incurred for Development of situated on plot bearing Chalta No 18, P.T.S no 171.property known as "BAMANGALLY" demarcated by its boundaries by the property of Survey no 171/31 towards East, by property having survey no 197/46, by 6 meters internal road towards north and south by 8 meters internal road at Margao city, Taluka and Sub District Sulcate, District South Goa, Goa, Pin 403601, admeasuring 575.00sq.mtrs area being developed by AIXAR ESTATES PVT

Ref: Goa RERA Registration Number Applied

Sir,

I, Shri Prathamesh Bhat, have undertaken the assignment of certifying the Estimated Cost for the subject Real Estate Project and have also undertaken the assignment as Architect for certifying the Percentage of Completion of Construction Work of "Zubi Moradias", a residential building project situated on the plot bearing Chalta No. 18, P.T.S. No. 171, at Margao City, Taluka and Sub-District Salcete, District South Goa, Goa – 403601, admeasuring 575.00 sq. mts., being developed by AIXAR ESTATES PVT. LTD.

Following technical professionals are appointed by Owner/Promoter: -

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

- i) **M/s Sawant and Associates** as Architect;
- ii) **Shri PRATHAMESH BHAT** as Structural Consultant
- iii) M/s /Shri / Smt as _____ MEP Consultant
- iv) M/s /Shri / Smt _____ as Quantity Surveyor

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 _____ 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 building(s) of the aforesaid project under reference as **Rs. 8,16,75,000/-** (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 and Country Planning Department** 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/-** (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 Department** (Planning Authority) is estimated at **Rs 8,16,75,000-** (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 called **ZUBI MORADIAS**

(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.7,16,75,000/-
2.	Cost incurred as on _____ (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.7,16,75,000/-
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

TABLE B

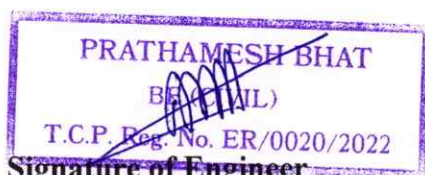
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 1,00,00,000/-

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2.	Cost incurred as on _____ (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. 1,00,00,000/-
5.	Cost Incurred on Additional /Extra Items as on 01/03/2026 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Signature of Engineer
(Licence No.)

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.

Annexure A