

Behind
Acisho
Theatre
Ponda
Goa
Phone:
315315

Prakash S. P. Lawande
Consulting Engineer

FORM - 3
See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

Date: 2nd April 2026

To,
M/s. Trimurti Real Estates,
Mr. Ameet Savio Da Piedade Pinto,
& Mr. Sunit Jose Da Piedade Pinto.
B2, "Mitasu Manor",
Near Zonal Agricultural Office,
Sadar - Ponda, Goa.

Subject: Certificate of Cost Incurred for Development of Nital Nisarg for Construction of Commercial cum residential building, swimming pool and amalgamation of properties bearing Chalta Nos.52, 53 and 68 of P.T. Sheet No. 196 demarcated by its boundaries (latitude and longitude of the end points) 15°27' to the North 73°97' to the East of Aquem Margao Salcete taluka, South Goa District, PIN 403601 admeasuring 2223sq.mts. (Amalgamated) area being developed by M/s. Trimurti Real Estates, Mr. Ameet Savio Da Piedade Pinto & Sunit Jose Da Piedade Pinto.

Ref: Goa RERA Registration Number: PRGO05252422

Sir,

I, **Shri. Prakash S.P. Lawande** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being of **NITAL NISARG** Building situated on the **P.T. Sheet No. 196 of Chalta Nos. 52, 53 and 68** of Aquem, Margao, Taluka **Salcete**, District **South Goa**, PIN **403601** admeasuring **2223 Sq.mtrs.**, area being developed by **M/s. Trimurti Real Estates, Mr. Ameet Savio Da Piedade Pinto & Sunit Jose Da Piedade Pinto**.

I. Following technical professionals are appointed by Owner / Promoter:-

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 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/Promoter and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor 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. 16,81,39,210/-** (Total of Table A & 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 from the **South Goa Planning and Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 12,00,05,707.38/-** (Total of Table A & 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 **NITAL NISARG** of the subject project to obtain Occupation Certificate / Completion Certificate from **South Goa Planning and Development Authority** is estimated at **Rs. 4,81,33,502.62/-** (Total of Table A & B)–Building **NITAL NISARG**).

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 bearing Name- **NITAL NISARG**

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

Sr. No.	Particulars	Amounts
1	Revised Total Estimated cost of the building/wing as on 2nd April, 2026 is	Rs. 16,61,78,560/-
2	Cost incurred as on 2nd April, 2026 (based on the Estimated cost)	Rs. 12,00,05,707.38/-
3	Work done in Percentage (as Percentage of the estimated cost)	72.2%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 4,61,72,852.62/-
5	Cost incurred on Additional / Extra items as on 2nd April, 2026 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

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

Sr. No.	Particulars	Amounts
1	Revised Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 2nd April, 2026 is	Rs. 19,60,650/-
2	Cost incurred as on 2nd April, 2026 (based on the Estimated cost)	Rs. NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19,60,650/-
5	Cost Incurred on Additional / Extra Items as on 2nd April, 2026 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

Yours Faithfully,

Signature of Engineer
(Licence No: SE / 0006 / 2010)

PRAKASH S. P. LAWANDE
B. E. (CIVIL)
PWD Reg. No. 407 / 95
T.C.P.D (STRUCT.) ENG. NO
SE/ 0006/2010

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

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

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

Sr. No.	Particulars	Amounts
1	Revised Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 2nd April, 2026 is	Rs. 19,60,650/-
2	Cost incurred as on 2nd April, 2026 (based on the Estimated cost)	Rs. NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19,60,650/-
5	Cost Incurred on Additional / Extra Items as on 2nd April, 2026 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

Yours Faithfully,

Signature of Engineer
(Licence No: SE / 0006 / 2010)

PRAKASH S. P. LAWANDE
B. E. (CIVIL)
PWD Reg. No. 407 / 95
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Annexure A

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