



FORM 3

ENGINEER'S CERTIFICATE

To,

Date: 13 / 09 / 2025

M/S Pereira Constructions
C/o. Mr. Pio Pereira,
Sirvodem, Navelim
Salcette - Goa,

Subject: Certificate of Percentage of Completion of Construction Work of "MORNING STAR" a residential Building Project (Goa RERA Registration Number-Applied) situated on the Plot bearing Chalta No.5 of P.T.Sheet No. 34 demarcated by its boundaries to the North by property bearing Chalta No.1 of P.T.Sheet No. 34 to the South by internal road reserved as per family partition, to the East by Plot I of entire property and by internal road reserved as per family partition and West by Plot W of entire property and by internal road reserved as per family partition, Village Dongortwado, District South Goa, 403602 Admeasuring 3300 sq.m. area, being developed by Mr. Pio Pereira, Managing Partner of M/S Pereira Constructions.

Ref : Goa RERA Registration No -- Applied

Sir,

I, **BADAL M. SAWANT DESSAI** have undertaken assignment as Structural Consultant (Reg No. ER/0057/2020) of certifying Percentage of Completion of Construction Work of "MORNING STAR" a residential building Project (Goa RERA Registration Number-Applied) situated on the Plot bearing Chalta No.5 of P.T.Sheet No.34, of City Margao, Municipality Margao, Taluka and Sub District Salcete, Dist South Goa, PIN 403601, admeasuring 3300.00 Sq. mtrs area being developed by Mr. Pio Pereira, Managing Partner of M/S Pereira Constructions.

Following technical professionals are appointed by the Owner / Promoter :-

- (i) Shri Jose Carlos da Veiga Gracias as Architect;
- (ii) Shri Badal M. Sawant Dessai as Structural Consultant;
- (iii) Shri Pundalik Prabhu as Site Supervisor

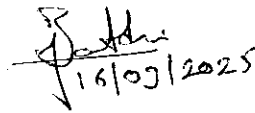
ER. BADAL M. SAWANT DESSAI

BE(Civil), ME(Structures), AMIE

TCP. Reg. No. ER/0057/2020

227, Bhatwada, Kalay, Sanguem-Goa

1. 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 me, Prakash Prabhakar Samant Structural Engineer 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 Having Super built up area of 3387.94 sq.m @ Rs 18,000 and Parking on stilts having Super built up area of 507.82 @ Rs10,000 plus Rs 10,00,000/- = **Rs 6,70,61,120/-(Rupees Six Crore Seventy Lakhs Sixty one Thousand One Hundred And Twenty Only)** (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 Member Secretary ,SGPDA Margao ,Govt. of 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.21,96,892 /-(Twenty one Lakhs Ninety six Thousand Eight Hundred And Ninety two Only)**(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 **Member Secretary , SGPDA Margao ,Govt. of Goa, (Planning Authority)** **Is estimated at Rs. 6,48,64,228 (Six Crore Forty eight Lakhs Sixty four Thousand Two Hundred Twenty eight Only)** (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:


16/05/2025

MR. BADAL M. SAWANT DESSAI
BE(Civil), ME(Structures), AMIE
TCP. Reg. No. ER/0057/2020
227, Bhatwada, Kalay, Sanguem-Goa

TABLE A

Sr.No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on date of Registration	<u>Rs. 6,70,61,120/-</u>
2.	Cost incurred as on date of Registration (based on the Estimated cost)	<u>Rs. 21,96,892/-</u>
3.	Work done in Percentage (as Percentage of the estimated cost)	3.28%
4.	Balance Cost to be incurred (Based on Estimated cost)	<u>Rs. 6,48,64,228/-</u>
5.	Cost Incurred on Additional/Extra terms As on.....not included in the Estimated Cost(Annexure A)	Rs_NA_-

TABLE B

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	<u>Rs.10.00.000/-</u>
2.	Cost incurred as on date of registration (based on the Estimated cost)	Rs.__Nil
3.	Work done in Percentage (as Percentage of the estimated cost)	Nil %
4.	Balance Cost to be Incurred (Based on Estimated cost)	<u>Rs.10,00,000/-</u>
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs __NA__/-

ER. BADAL M. SAWANT DESSAI
 BE(Civil), ME(Structures), AMIE
 TCP. Reg. No. ER/0057/2020
 227, Bhatwada, Kalay, Sanguem-Goa

Yours Faithfully


16/09/2020

ER. BADAL M. SAWANT DESSAI
BE(Civil), ME(Structures), AMIE
TCP. Reg. No. ER/0057/2020
227, Bhatwada, Kalay, Sanguem-Goa

Signature & Name

BADAL M. SAWANT DESSAI

Engineer Town and Country Planning Department Reg. No.: ER/0057/2020

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approval 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)