

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: 7th Aug 2025

To
M/s Expat Projects & Development Pvt. Ltd,
Vida Uptown Commercial, 2nd Floor, A2 Block
Kadamba Plateau, Old Goa.

Subject: Certificate of Percentage of Completion of Construction Work of of Building(s) of the Project "Expat VIDA Phase 2 (Apartments)" situated on the Plot bearing VIDA Phase 2 located at Survey no. 20 / 1 - L (PART), Opp Shiva Temple, Bainguinim, Tiswadi, North Goa. demarcated by its boundaries (15°29'30.81"N, 73°53'37.38"E) to the North (15°29'28.61"N, 73°53'32.43"E) to the South (15°29'30.81"N, 73°53'37.38"E) to the North (15°29'28.61"N, 73°53'32.43"E) to the South (15°29'27.19"N , 73°53'37.91"E) to the East (15°29'31.78"N , 73°53'33.97"E) to the West, admeasuring 28423 Smt. area being developed by Expat Projects And Development Pvt Ltd.

Ref: Goa RERA Registration Number PRGO04180244

Sir,

1. I have undertaken assignment of certifying estimated cost for the RERA registered real estate project under development. The project is located on plot bearing survey no 20-1/L (part) of Panjim, village panchayat 'Bainguinim' taluka 'Tiswadi' PIN 403402.
2. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s Paresh Gaitonde & Associates as L.S. / Architect ;
 - (ii) M/s Oracle & Associates as Structural Consultant
 - (iii) M/s Shri. Adhish Galgali/ Nataraj as MEP Consultant
 - (iv) Mrs. Asha Gladys as Quantity Surveyor*/ Engineer *

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B.E. (Civil)
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3. 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.
4. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 68,47,35,565/- (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
5. The Estimated Cost Incurred till date is calculated at Rs. 35,46,49,009 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
6. 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 (planning Authority) is estimated at Rs. 33,00,86,556/- (Total of Table A and B).
7. 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:

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Table-A

Part-1

		Building	Building	Building	Building
		E-01	E-02	E-03	E-04
Sl. No.	Particulars	Amount	Amount	Amount	Amount
1	Total Estimated cost of the building/wing as on date of Registration is	₹2,71,62,416	₹2,71,62,416	₹2,71,62,416	₹2,71,62,416
2	Cost incurred as on (based on the Estimated cost)	₹2,30,88,053	₹2,30,88,053	₹2,30,88,053	₹2,30,88,053
3	Work done in Percentage (as Percentage of the estimated cost)	85.00%	85.00%	85.00%	85.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹40,74,362	₹40,74,362	₹40,74,362	₹40,74,362
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)				

		Building	Building	Building
		E-05	E-06	E-07
Sl. No.	Particulars	Amount	Amount	Amount
	Total estimated cost of the building as on 1st Aug 2025	₹2,71,62,416	₹2,71,62,416	₹2,71,62,416
	Cost incurred as on 1st Aug 2025	₹2,58,04,295	₹2,44,46,174	₹2,44,46,174
	Work done in percentage (as percentage of estimated cost)	95.00%	90.00%	90.00%
	Balance cost to be incurred (Based on estimated cost)	₹13,58,121	₹27,16,242	₹27,16,242
	Cost incurred on additional/ extra items as on 1st Aug 2025 not included in estimated cost (Annexure-A)			

		Building	Building	Building	Building
		A -06	A -07	A-08	A-09
Sl. No.	Particulars	Amount	Amount	Amount	Amount
	Total estimated cost of the building as on 1st Aug 2025	₹1,55,21,380	₹1,55,21,380	₹1,55,21,380	₹1,55,21,380
	Cost incurred as on 1st Aug 2025	₹1,31,93,173	₹1,31,93,173	₹1,31,93,173	₹1,31,93,173
	Work done in percentage (as percentage of estimated cost)	85.00%	85.00%	85.00%	85.00%
	Balance cost to be incurred (Based on estimated cost)	₹23,28,207	₹23,28,207	₹23,28,207	₹23,28,207
	Cost incurred on additional/ extra items as on 1st Aug 2025 not included in estimated cost (Annexure-A)				

		Building	Building
		A-14	A-15
Sl. No.	Particulars	Amount	Amount
	Total estimated cost of the building as on 1st Aug 2025	₹1,55,21,380	₹1,55,21,380
	Cost incurred as on 1st Aug 2025	₹1,31,93,173	₹1,31,93,173
	Work done in percentage (as percentage of estimated cost)	85.00%	85.00%
	Balance cost to be incurred (Based on estimated cost)	₹23,28,207	₹23,28,207
	Cost incurred on additional/ extra items as on 1st Aug 2025 not included in estimated cost (Annexure-A)		

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Part-2

		Building A -01	Building A -02	Building A -03	Building A -04
Sl. No.	Particulars	Amount	Amount	Amount	Amount
	Total estimated cost of the building as on 1st Aug 2025	₹1,55,21,380	₹1,55,21,380	₹1,55,21,380	₹1,55,21,380
	Cost incurred as on 1st Aug 2025	₹46,56,414	₹46,56,414	₹46,56,414	₹46,56,414
	Work done in percentage (as percentage of estimated cost)	30.00%	30.00%	30.00%	30.00%
	Balance cost to be incurred (Based on estimated cost)	₹1,08,64,966	₹1,08,64,966	₹1,08,64,966	₹1,08,64,966
	Cost incurred on additional/ extra items as on 1st Aug 2025 not included in estimated cost (Annexure-A)				

		Building A -05	Building A-10	Building A-11	Building A-12
Sl. No.	Particulars	Amount	Amount	Amount	Amount
	Total estimated cost of the building as on 1st Aug 2025	₹1,55,21,380	₹1,55,21,380	₹1,55,21,380	₹1,55,21,380
	Cost incurred as on 1st Aug 2025	₹46,56,414	₹46,56,414	₹46,56,414	₹46,56,414
	Work done in percentage (as percentage of estimated cost)	30.00%	30.00%	30.00%	30.00%
	Balance cost to be incurred (Based on estimated cost)	₹1,08,64,966	₹1,08,64,966	₹1,08,64,966	₹1,08,64,966
	Cost incurred on additional/ extra items as on 1st Aug 2025 not included in estimated cost (Annexure-A)				

		Building A-13	Building A-16	Building A-17	Building A-18
Sl. No.	Particulars	Amount	Amount	Amount	Amount
	Total estimated cost of the building as on 1st Aug 2025	₹1,55,21,380	₹1,55,21,380	₹1,55,21,380	₹1,55,21,380
	Cost incurred as on 1st Aug 2025	₹46,56,414	₹46,56,414	₹46,56,414	₹46,56,414
	Work done in percentage (as percentage of estimated cost)	30.00%	30.00%	30.00%	30.00%
	Balance cost to be incurred (Based on estimated cost)	₹1,08,64,966	₹1,08,64,966	₹1,08,64,966	₹1,08,64,966
	Cost incurred on additional/ extra items as on 1st Aug 2025 not included in estimated cost (Annexure-A)				

		Building A1-19	Building A1-20	Building A1-21	Building A1-22
Sl. No.	Particulars	Amount	Amount	Amount	Amount
	Total estimated cost of the building as on 1st Aug 2025	₹1,55,21,380	₹1,55,21,380	₹1,55,21,380	₹1,55,21,380
	Cost incurred as on 1st Aug 2025	₹46,56,414	₹46,56,414	₹46,56,414	₹46,56,414
	Work done in percentage (as percentage of estimated cost)	30.00%	30.00%	30.00%	30.00%
	Balance cost to be incurred (Based on estimated cost)	₹1,08,64,966	₹1,08,64,966	₹1,08,64,966	₹1,08,64,966
	Cost incurred on additional/ extra items as on 1st Aug 2025 not included in estimated cost (Annexure-A)				

		Building B-01	Building B-02	Building B03	Building B04
Sl. No.	Particulars	Amount	Amount	Amount	Amount
	Total estimated cost of the building as on 1st Aug 2025	₹1,55,21,380	₹1,55,21,380	₹1,55,21,380	₹1,55,21,380
	Cost incurred as on 1st Aug 2025	₹46,56,414	₹46,56,414	₹46,56,414	₹46,56,414
	Work done in percentage (as percentage of estimated cost)	30.00%	30.00%	30.00%	30.00%
	Balance cost to be incurred (Based on estimated cost)	₹1,08,64,966	₹1,08,64,966	₹1,08,64,966	₹1,08,64,966
	Cost incurred on additional/ extra items as on 1st Aug 2025 not included in estimated cost (Annexure-A)				

		Building B-05	Building B-06		
Sl. No.	Particulars	Amount	Amount		
	Total estimated cost of the building as on 1st Aug 2025	₹1,55,21,380	₹1,55,21,380		
	Cost incurred as on 1st Aug 2025	₹46,56,414	₹46,56,414		
	Work done in percentage (as percentage of estimated cost)	30.00%	30.00%		
	Balance cost to be incurred (Based on estimated cost)	₹1,08,64,966	₹1,08,64,966		
	Cost incurred on additional/ extra items as on 1st Aug 2025 not included in estimated cost (Annexure-A)				

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Table-B

Internal & External Development Works in Respect of the entire Registered Phase		
Sl. No.	Particulars	Amount
1	Total estimated cost of Allied works	₹6,00,00,000
2	Cost incurred as on date	₹60,00,000
3	Work done in percentage (as percentage of estimated cost)	10.00%
4	Balance cost to be incurred (Based on estimated cost)	₹5,40,00,000
5	Cost incurred on additional/ extra items as on 1st Aug 2025 not included in estimated cost	₹0

Yours Faithfully

Mr. Prakash V. Kittur
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Signature of Engineer

(License 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.