

**PRATHAMESH BHAT**

**B.E. (Civil)**

**Off.: BT-9, Third Floor, Campal Trade Centre, Behind Military Hospital,  
Campal-Panaji**

**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:12.07.2025**

To  
**ASHWIN CHOLERA**  
Shantilal Real Estate Services,  
2nd Floor. Shantilal Retail Park. Dabolim,  
Goa 403 711

**Subject: Certificate of Percentage of Completion of Construction Work of 1 No, of Building of the Project SAGE BY SHANTILAL situated on the Plot bearing Plot no. 01 of Survey No. 31/1-A of Dabolim Village demarcated by its boundaries 10.00 M wide road to the North and West side, 8.00 M wide road and Plot 02 to the East side, Survey no. 31/1 of Dabolim Village to the South, Mormugao Taluka, South Goa, District. PIN 403 726 admeasuring 1994.25 sq.mts. area being developed by SHANTILAL REAL ESTATE SERVICES.**

**Ref: Goa RERA Registration Number (New Registration)**

Sir,

I, Shri. Prathamesh Bhat have undertaken assignment of certifying percentage of Completion of Construction Work of 1 No, of Building of the Project SAGE BY SHANTILAL situated on the Plot bearing Plot no. 01 of Survey No. 31/1-A of Dabolim Village demarcated by its boundaries 10.00 M wide road to the North and West side, 8.00 M wide road and Plot 02 to the East side, Survey no. 31/1 of Dabolim Village to the South, Mormugao Taluka, South Goa, District. PIN 403 726 admeasuring 1994.25 sq.mts. area being developed by SHANTILAL REAL ESTATE SERVICES.

Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s /Shri / Smt. Vidhya Tapadia as L.S. / Architect ;
  - (ii) M/s /Shri. Prathamesh Bhat as Structural Consultant
  - (iii) M/s / Shri. Prathamesh Bhat 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 Shri. Prathamesh Bhat 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. 18,84,00,000.00 (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



Mormugao Town & 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. 0.00 (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 Mormugao Town & Country Planning Department is estimated at Rs. 18,84,00,000.00 (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 /Wing 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. <u>12,56,00,000.00/-</u>
2	Cost incurred as on <u>31-06-2025</u> (based on the Estimated cost )	Rs. <u>0.00/-</u>
3	Work done in Percentage (as Percentage of the estimated cost )	<u>0.00%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>12,56,00,000.00/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>31-06-2025</u> not included in the Estimated Cost (Annexure A)	NA

**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. <u>6,28,00,000.00/-</u>
2	Cost incurred as on <u>31-06-2025</u> (based on the Estimated cost )	Rs. <u>0.00/-</u>
3	Work done in Percentage (as Percentage of the estimated cost )	<u>0.00%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>6,28,00,000.00/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>31-06-2025</u> not included in the Estimated Cost (Annexure A)	NIL

**PRATHAMESH BHAT**  
 BE (CIVIL)  
 T.C.P. Reg. No. 18/0020/2022

Yours Faithfully



Signature of Engineer

**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)