



Off.: BT-15 and BT-7, 3rd Flr., Campal Trade Centre,
Behind Military Hospital, Campal, Panaji, Goa - 403 001.

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PARESH GAITONDE

Dr. (Hon), B. E.©, AMIE, FIV. CHARTERED ENGINEER

● R.C.C. Consultant, Govt. Regd. Valuer

Valuation: 70389 80348

RCC: 93222 84917

Accounts: 93093 55430

GSTIN:-30ACDPG7254P1ZI

PAN NO:- ACDPG7254P

Form 3

ENGINEER'S CERTIFICATE

Date: 31/03/2026

To,
Boshan Developers Pvt. Ltd.
Boshan Homes,
Opp. Shree Bodgeswar Temple,
Mapusa, Goa.

Subject: Certificate of Cost Incurred for Development of Shree Shantadurga Sangodkarin Residency Situated on the plot bearing Survey No. 3 Sub Division No. 20 & 34 demarcated by its boundaries, Survey No. 3 Sub Div. No. 1, 17, 7, 8, 9, 18 & 21 to the North, By Mapusa-Bicholim Public Road to the South, Survey No. 3 Sub Div. No. 30, 32, 33, 35, 36, 38 & 39 to the East, Survey No. 7 Sub Div. No. 16 & 17 to the West of Bordem Village, Bicholim Taluka, North Goa District, PIN 403504, Admeasuring 11,745.05 M² (Total Built-up Area) area being developed by Boshan Developers Pvt. Ltd.

Ref: Goa RERA Registration Number PRGO01200380.

Sir,

I Engr. Paresh Gaitonde have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, for construction of "Shree Shantadurga Sangodkarin Residency" building situated on the property known as "KharatBhatle" or "Coirat" or "Coirat Poinguinim Sir" or "Coirat Poinguinim Xir" or "Khairad Xir" demarcated by its boundaries, Survey No. 3 Sub Div. No. 1, 17, 7, 8, 9, 18 & 21 to the North, By Mapusa-Bicholim Public Road to the South, Survey No. 3 Sub Div. No. 30, 33, 35, 36, 38 & 39 to the East, Survey No. 7 Sub Div. No. 16 & 17 to the West of Bordem Village, Bicholim Taluka, North Goa District, PIN 403504, Admeasuring 11,745.05 M² (Total Built-up Area) area being developed by Boshan Developers Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter

- Mr. Jairaj Nevrekar as Architect
- Mr. Paresh Gaitonde as Structural Consultant

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T.C.P. Reg. No. SE/0004/2026

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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 by us for the project under reference and on 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.23,31,00,000/-** (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, Bicholim Being the Planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated Cost Incurred till date is calculated at **Rs. 10,74,00,000/-** (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, Bicholim (planning Authority) is estimated at **Rs. 12,57,00,000/-** (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: Building called "Shree Shantadurga Sangodkarin Residency".

Table A

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

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31/03/2026 date of Registration is	Rs. 22,10,00,000/-
2.	Cost incurred as on 31/03/2026 (based on the Estimated cost)	Rs. 10,33,00,000/-
3.	Work done in percentage (As percentage of the estimated cost)	46.75%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,77,00,000/-
5.	Cost incurred on additional / Extra Items As on 31/03/2026 not included in The Estimated Cost (Annexure A)	N.A.

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Table B

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

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on 31/03/2026 date of Registration is	Rs. 1,21,00,000/-
2.	Cost incurred as on 31/03/2026 (based on the Estimated cost)	Rs. 41,00,000/-
3.	Work done in percentage (As percentage of the estimated cost)	34.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 80,00,000/-
5.	Cost incurred on additional / Extra Items As on 31/03/2026 not included in The Estimated Cost (Annexure A)	N.A.

Yours faithfully,

PARESH GAITONDE

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