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**ENGINEER'S CERTIFICATE**

Date: 05/07/2023

To

AYAN HOTELS AND RESORTS PRIVATE LIMITED
FOURTH, H No.211/1-A 4 A-103, LANDMARK SANCOALE
VILLAGE, MORMUGAO, South Goa, Goa, 403726

Subject: Certificate of Cost Incurred for Development /Construction of Residential /Commercial building in the ' **AYAN VILLAS** ' project (Goa RERA Registration Number To be Applied) Situated on the plot bearing Survey No.93/1 at Marna Village , Bardez Taluka, Goa admeasuring 3750.0 sq. mts. area being developed by AYAN HOTELS AND RESORTS PRIVATE LIMITED.

Goa RERA Registration Number: To be Applied

Sir,

I, Mr. Paresh Gaitonde, have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Residential / Commercial building ' **AYAN VILLAS** ' Project, Situated on the plot bearing Survey No.93/1 at Marna Village , Bardez Taluka, Goa admeasuring 3750.0 sq. mts. area being developed by AYAN HOTELS AND RESORTS PRIVATE LIMITED..

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

- (i) MR. Sarvesh naik as Architect;
- (ii) MR. Dilip K. Kamat as Structural Consultant
- (iii) _____ as MEP consultant
- (iv) _____ as Quality Surveyor

We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, of the Civil, MEP and allied works, of the '**Residential / Commercial building** 'of the project '**AYAN VILLAS**' 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, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

1. We estimate Total Estimated Cost of completion of the '**Residential**' of the aforesaid project under reference as **Rs. 13,80,00,000** /- (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 'Residential building' from the Town & country Planning Department, Bardez , north-Goa being the planning authority under whose jurisdiction the aforesaid project is being implemented.
2. The estimated Cost Incurred till date is calculated at **Rs. 13,80,00,000** /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of total estimated cost.
3. The Balance cost of Completion of the Civil, MEP and Allied works of the '**Residential** ' of the subject project to obtain Occupation Certificate/Completion certificate from the **Town & country Planning Department, Bardez, north-Goa -Goa** is estimated at **Rs. /-** (Total of Table A and B.)
4. 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

Table A

Villa - A1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential building as on <u>12/01/2022</u> date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on <u>06/12/2022</u> (based on the Estimated cost)	Rs. 2,00,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 0/-
5	Cost incurred on additional / Extra Items As on <u>06/12/2022</u> not included in The Estimated Cost (Annexure A)	Nil.

Table A

Villa - A2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential/Commercial building as on <u>12/01/2022</u> date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on <u>06/12/2022</u> (based on the Estimated cost)	Rs. 2,00,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 0/-
5	Cost incurred on additional / Extra Items As on <u>06/12/2022</u> not included in The Estimated Cost (Annexure A)	Nil.

Table A

Villa - A3

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential/Commercial building as on <u>12/01/2022</u> date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on <u>06/12/2022</u> (based on the Estimated cost)	Rs. 2,00,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 0/-
5	Cost incurred on additional / Extra Items As on <u>06/12/2022</u> not included in The Estimated Cost (Annexure A)	Nil.

Table A

Villa - A4

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential/Commercial building as on <u>12/01/2022</u> date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on <u>06/12/2022</u> (based on the Estimated cost)	Rs. 2,00,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 0/-
5	Cost incurred on additional / Extra Items As on <u>06/12/2022</u> not included in The Estimated Cost (Annexure A)	Nil.

Table A

Villa - B1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential/Commercial building as on <u>12/01/2022</u> date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on <u>06/12/2022</u> (based on the Estimated cost)	Rs. 2,00,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 0/-
5	Cost incurred on additional / Extra Items As on <u>06/12/2022</u> not included in The Estimated Cost (Annexure A)	Nil.

Table A

Villa - B2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential/Commercial building as on <u>12/01/2022</u> date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on <u>06/12/2022</u> (based on the Estimated cost)	Rs. 2,00,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 0/-
5	Cost incurred on additional / Extra Items As on <u>06/12/2022</u> not included in The Estimated Cost (Annexure A)	Nil.

Table A

Villa - B3

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential/Commercial building as on <u>12/01/2022</u> date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on <u>06/12/2022</u> (based on the Estimated cost)	Rs. 2,00,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 0/-
5	Cost incurred on additional / Extra Items As on <u>06/12/2022</u> not included in The Estimated Cost (Annexure A)	Nil.

Table A

Villa - B4

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential/Commercial building as on <u>12/01/2022</u> date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on <u>06/12/2022</u> (based on the Estimated cost)	Rs. 2,00,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 0/-
5	Cost incurred on additional / Extra Items As on <u>06/12/2022</u> not included in The Estimated Cost (Annexure A)	Nil.

Table A

Villa -B5

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential/Commercial building as on <u>12/01/2022</u> date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on <u>06/12/2022</u> (based on the Estimated cost)	Rs. 2,00,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 0/-
5	Cost incurred on additional / Extra Items As on <u>06/12/2022</u> not included in The Estimated Cost (Annexure A)	Nil.

Table A

Villa - C1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential/Commercial building as on <u>12/01/2022</u> date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on <u>06/12/2022</u> (based on the Estimated cost)	Rs. 2,00,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 0/-
5	Cost incurred on additional / Extra Items As on <u>06/12/2022</u> not included in The Estimated Cost (Annexure A)	Nil.

Table A

Hotel - D

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Residential/Commercial building as on <u>12/01/2022</u> date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on <u>06/12/2022</u> (based on the Estimated cost)	Rs. 2,00,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 0/-
5	Cost incurred on additional / Extra Items As on <u>06/12/2022</u> not included in The Estimated Cost (Annexure A)	Nil.

Table B

'Residential/Commercial building' in the protect'

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on <u>12/01/2022</u> date of Registration is	Rs. 1,80,00,000/-
2	Cost incurred as on <u>06/12/2022</u> (Based on the Estimated cost)	Rs. 1,80,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs. 0/-
5	Cost incurred on additional / Extra Items As on <u>06/12/2022</u> not included in The Estimated Cost (Annexure A)	0.00

Yours faithfully,



Reg. No.: SE/0035/2010

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)