

KUVELKAR SALKAR ASSOCIATES

Consulting Engineers

Head Office:

A-2, Ramakant Apts.,
18th June Road,
Panaji, Goa 403 001.
Tel: (0832) 2227527

Branch:

4G, Rushabh Chambers.
Makawana Road,
Marol, Andheri (E),
Mumbai 400 059.

www.ksa-india.com

Ref. No.:

Date: 01-06-2022

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)

To

M/s. Kayji Real Estate Pvt. Ltd.
Anand Bhavan Building
Old Station Road
Margao 403001, Goa.

Subject: Certificate of cost incurred for development of (Project Name) for construction of Kayji Splendour building situated on the plot bearing Survey No. 11/5-A demarcated by its boundaries (latitude and longitude of the end points) to the North land under Sy. No. 11/3 & 11/4, to the South by Road, to the East under Sy. No. 11/6, to the West under part (A) & under Sy. No. 11/3 of Bambolim Village, Tiswadi Taluka, North Goa district, 403401 PIN, admeasuring 1700.00 sq. mtrs. area being developed by M/s. Kayji Real Estate Pvt. Ltd.

Ref: Goa RERA Registration Number NEW

Sir,

I, Raghuvir K. Salkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Kayji Splendour Building, situated on the plot bearing Survey No. 11/5-A, Bambolim Village, Tiswadi Taluka, North Goa district, 403401 PIN, admeasuring 1700.00 sq. mtrs. area being developed by M/s. Kayji Real Estate Pvt. Ltd.

1. Following technical professionals are appointed by Owner/Promoter:-
 - (i) Mr. Bryan J. Soares as Architect;
 - (ii) Mr. Raghuvir K. Salkar as Structural Consultant
 - (iii) N.A. as MEP Consultant
 - (iv) Mr. G. H. Bhosale as Quantity Surveyor*



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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 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 the quantity Surveyor* appointed by Developer, 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. 6,00,00,000/- (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 from the 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. 47,34,500/- (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 of the subject project to obtain Occupation Certificate/ Completion Certificate from Town & Country Planning department is estimated at Rs. 5,52,65,500 (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 called Kayji Splendour, Bambolim, Tiswadi, Goa
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total estimated cost of the building as on date (new registration) is	Rs. 6,00,00,000/-
2	Cost incurred as on date (based on the estimated cost)	Rs. 47,34,500/-
3	Work done in percentage (as percentage of the estimated cost)	7.891%
4	Balance cost to be incurred (based on the estimated cost)	Rs. 5,52,65,500/-
5	Cost incurred on Additional/Extra Items as on date not included in the estimated cost	N.A.

P. 2 of 4



KUVELKAR SALKAR ASSOCIATES

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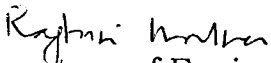
TABLE B *

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

Sr. No.	Particulars	Amounts
1	Total estimated cost of the internal & external development works including amenities and facilities in the layout as on _____ date of registration is	Nil
2	Cost incurred as on _____ (based on the estimated cost)	Nil
3	Work done in percentage (as percentage of the estimated cost)	Nil
4	Balance cost to be incurred (based on the estimated cost)	Nil
5	Cost incurred on Additional/Extra Items as on _____ not included in the estimated cost (Annexure A)	Nil

* There is only one building in the entire project, and its costs are entered in Table A. Hence, Table B is kept as Nil.

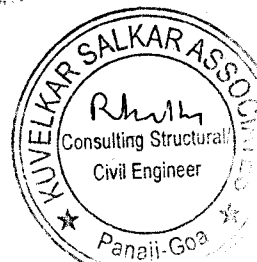
Yours Faithfully,


Signature of Engineer
(License No. SE/0006/2012)

RAGHUVIR K. SALKAR
KUVELKAR SALKAR ASSOCIATES
A-2, RAMAKANT APTS.,
18th JUNE ROAD,
PANAJI, GOA - 403001
SE/0006/2012

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.



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Annexure A
List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

THIS IS NOT APPLICABLE.

