SKA
Survey & Structural Design

FORM-3
See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

Date: 5th Dec 2025

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

Subject: Certificate of Cost Incurred for **Proposed new construction** for Construction of **6** Villas of the **"Vitaura Phase - II"** situated on the Property bearing **29/12-A**, Village Colva, demarcated by its boundaries

On the North: By Survey no. 12/12-B

On the South: By Survey no. 30/30, 30/29 & 29/4

On the East: By Survey no. 28/18

On the West: By Survey no. 29/12 and 29/2

Of Colva Village, taluka **Salcete**, District South Goa, PIN **403708**, admeasuring **2442.00Sq.mts**. area being developed by **Kayji Real Estate Pvt ltd**
Ref: Goa RERA Registration Number (New Applicant)

Sir,
I ,Viraj S. Kunkoliencar, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being **6** Villas of the **"Vitaura Phase - II"** situated on the Property bearing **29/12-A**, Village Colva, admeasuring **2442.00sq**.mts. area being developed by **Kayji Real Estate Pvt Ltd**

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

(i) Jonathan Dsouza as Architect ;

(ii) Viraj Kunkoliencar as Structural Engineer;

(iii) Ashok Joshi as MEP Consultant;

(iv) Gurunath Bhosle as Quantity Surveyor

VIRAJ KUNKOLIENCAR
B.E. (Civil), AMIE, AIV
CHARTERED ENGINEER & VALUER
SE/2005/2024

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 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. 2,83,44,400/-** (Total of Table A) 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 Salcete,** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented. The Estimated Cost Incurred till date is calculated at **Rs. 1,41,72,200/-** Total of Table A). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 Salcete,** (Planning Authority) is estimated at **Rs. 2,83,44,400** (Total of Table A).

5. 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

VIRAJ KUNKOLIENCAR
B.E. (Civil) AMIE, AIV
CHARTERED ENGINEER & VALUER
SE/0005/2024

TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02.12.2025 date of Registration is	**Rs. 2,83,44,400/-**
2	Cost incurred as on 02.12.2025 (based on the Estimated cost)	**Rs. 1,41,72,200/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**50%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 1,41,72,200/-**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	**NA**

VIRAJ KUNKOLIENCAR
B.E. (Civil), AMIE, AIV
CHARTERED ENGINEER & VALUER
SL/0005/2024

Yours Faithfully

VIRAJ KUNKOLIENCAR
B.E. (Civil), AMIE, MIV
CHARTERED ENGINEER & VALUER
SE/0005/2024

(Licence 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.

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)