

**FORM-3  
ENGINEER'S CERTIFICATE**

TO

Kayji Real estate pvt ltd,  
Aansav Realty and Infrastructure Pvt. Ltd.  
and Aatish Babani  
106, WDC enclave, Mabai Hotel complex, Margao, Goa 403601

DATE : 15/11/2022

Subject: Certificate of Cost to be Incurred for Development of Project Aansav Verde Phase 7 for Construction of 5 No. of Building Blocks situated on the Plot bearing Plot bearing Survey no. 94/3-B, 94/3(p), 98/2 and 94/2(p) demarcated by its boundaries remaining part of 94/3 plot to the North, remaining part of 94/3 plot to the South, remaining part of 94/3 plot to the East, remaining part of 94/3 plot to the West, of Ward Langotem of Varca village Panchayat Salcete taluka South Goa District PIN 403601 admeasuring 10,900 sq.mts. area being developed by Kayji Real estate Pvt Ltd, Aansav Realty and Infrastructure Pvt. Ltd. and Aatish Babani

Ref: Goa RERA Registration Number - NEW REGISTRATION

Sir,

I Francisco Fernandes have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Construction of 5 No. of Building Blocks of the Project Aansav Verde Phase 7 situated on the Plot bearing Survey no. 94/3-B, 94/3(p), 98/2 and 94/2(p) of Ward Langotem of Varca village panchayat Salcete taluka South Goa District PIN 403601 admeasuring 10,900 sq.mts. area being developed by Kayji Real estate Pvt Ltd, Aansav Realty and Infrastructure Pvt. Ltd. and Aatish Babani

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

- (i) Shri Ravindra Raste as Architect
- (ii) Shri Francisco Fernandes as Structural Consultant

- 2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of
- 3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 22,98,48,000/-**. 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 South Goa Town and Country Planning 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/-**. 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 South Goa Town and Country Planning is estimated at **Rs 22,98,48,000/-**
- 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 - Block X**

Sr. No.	Particulars	Amount in Rs.
1	Total Estimated cost of the building/wing as on 15-11-2022 date of Registration is	42,336,000.00
2	Cost incurred as on 15-11-2022 (based on the Estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	42,336,000.00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	-

**Building /Wing bearing Number - Block Y1**

Sr. No.	Particulars	Amount in Rs.
1	Total Estimated cost of the building/wing as on 15-11-2022 date of Registration is	43,200,000.00
2	Cost incurred as on 15-11-2022 (based on the Estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	43,200,000.00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	-

**Building /Wing bearing Number - Block - Y2**

Sr. No.	Particulars	Amount in Rs.
1	Total Estimated cost of the building/wing as on 15-11-2022 date of Registration is	43,200,000.00
2	Cost incurred as on 15-11-2022 (based on the Estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	43,200,000.00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	-

**Building /Wing bearing Number - Block - Y3**

Sr. No.	Particulars	Amount in Rs.
1	Total Estimated cost of the building/wing as on 15-11-2022 date of Registration is	43,200,000.00
2	Cost incurred as on 15-11-2022 (based on the Estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	43,200,000.00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	-

**Building /Wing bearing Number - Block - Z**

Sr. No.	Particulars	Amount in Rs.
1	Total Estimated cost of the building/wing as on 15-11-2022 date of Registration is	57,912,000.00
2	Cost incurred as on 15-11-2022 (based on the Estimated cost )	0.00
3	Work done in Percentage (as Percentage of the estimated cost )	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	57,912,000.00
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

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

Sr. No.	Particulars	Amount in Rs.
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 15-11-2022 date of Registration is	229,848,000.00
2	Cost incurred as on 15-11-2022 (based on the Estimated cost )	0.00
3	Work done in Percentage (as Percentage of the estimated cost )	0.00
4	Balance Cost to be Incurred (Based on Estimated Cost)	229,848,000.00
5	Cost Incurred on Additional /Extra Items as on 15-11-2022 not included in the Estimated Cost (Annexure A)	0.00

Yours Faithfully

**FRANCISCO AGNELLO FERNANDES**  
**CIVIL ENGINEER**  
ER/006472016

Signature Engineer  
(License no. )

**NOTE**

- 1 The scope of work is to complete entire Real Estate Project as per drawings approved fromtime 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 carryout 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.