



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

PARESH GAITONDE

Tel.: 2423527, 9822102782
email - pareshg28@yahoo.com

B. E. (Civil). AMIE.FIV CHARTERED ENGINEER

○ R.C.C. Consultant, Approved Valuer

FORM 3

(See Rule 5 (1) (a) (ii))

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration on On-going Project and for withdrawal of Money from Designated Account)

Date: 04-08-2022

To,
Kasu Zira Estates LLP
1st Floor Joia De Souza Building Chogm Rd,
Opposite Sapana Habitat
Porvorim Pilerne
Goa 403501

Subject: Certificate of Cost Incurred of Construction Work of 1 building and 6 villas of the Project Kasu Zira situated on the Plot bearing Survey no- 79/3B and Survey No- 79/3D demarcated by its boundaries Survey 79/1 to the North, Survey No. 79/3 to the South, by road to the East, Survey No. 27 and 28/2 to West, village panchayat Reis Magos, taluka Bardez District North Goa Pin 403521 admeasuring 6764.02sqmts area being developed by Kasu Zira Estates LLP

Ref: Goa RERA Registration Number _____

Sir,
I, Pareash Gaitonde have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under Goa RERA being the 1 building and 6 villas of the Project Kasu Zira situated on plot bearing Survey No 79/3B and Survey No 79/3D, village panchayat Reis Magos, taluka Bardez District North Goa Pin 403521 admeasuring 6764.02sqmts area being developed by Kasu Zira Estates LLP

1. Following technical professionals are appointed by Owner/Promoter

- (i) M/s/ Shri/ Smt John Abraham as Architect
- (ii) M/s/ Shri/ Smt Pareash Gaitonde as Structural Consultant
- (iii) M/s/ Shri/ Smt Nimish Shah as MEP Consultant
- (iv) M/s/ Shri/ Smt Dantis P as Site Supervisor

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 Paresh Gaitonde 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 25,60,11,294 (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 Board being the Planning Authority under whose jurisdiction for 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 are being implemented.
4. The Estimated Cost incurred till date is calculated at Rs 0 (Total A and B). The amount of Estimated Cost incurred is calculated on the basis 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 is estimated at Rs25,60,11,294 (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 1 (to be prepared separately for each Building / Wing of the Project)

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the 1 building/ A wing as on <u>04-08-2022</u> date of Registration is	Rs. <u>12,60,05,647</u> /-
2	Cost incurred as on <u>04-08-2022</u> (based on the Estimated cost)	Rs. <u>0</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>12,60,05,647</u> /-
5	Cost Incurred on Additional /Extra Items as on <u>04-08-2022</u> not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

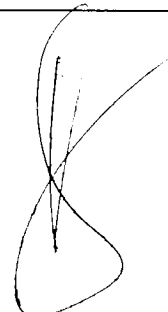


TABLE B**(to be prepared for the entire registered phase of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>04-08-2022</u> date of Registration is	Rs. <u>20,00,000</u> /-
2	Cost incurred as on <u>04-08-2022</u> (based on the Estimated cost)	Rs. <u>0</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>20,00,000</u> /-
5	Cost Incurred on Additional /Extra Items as on <u>04-08-2022</u> not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

TABLE A

Villa 1

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the 1 building/ A wing as on <u>21-08-2020</u> date of Registration is	Rs. <u>2,13,34,275</u> /-
2	Cost incurred as on <u>21-08-2020</u> (based on the Estimated cost)	Rs. <u>0</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,13,34,275</u> /-
5	Cost Incurred on Additional /Extra Items as on <u>21-08-2020</u> not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

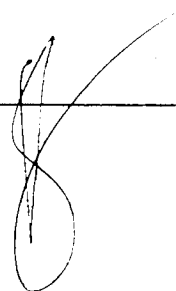


TABLE B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>21-08-2020</u> date of Registration is	Rs. <u>0</u> /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>0</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>0</u> /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

TABLE A

Villa 2

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the 1 building/ A wing as on <u>21-08-2020</u> date of Registration is	Rs. <u>2,13,34,275</u> /-
2	Cost incurred as on <u>21-08-2020</u> (based on the Estimated cost)	Rs. <u>0</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,13,34,275</u> /-
5	Cost Incurred on Additional /Extra Items as on <u>21-08-2020</u> not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

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 and External Development Works including amenities and Facilities in the layout as on <u>21-08-2020</u> date of Registration is	Rs. 0 _____/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 0 _____/-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> _____%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0 _____/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0 _____/-

TABLE A

Villa 3

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the 1 building/ A wing as on <u>21-08.2020</u> date of Registration is	Rs. <u>2,13,34,275</u> /-
2	Cost incurred as on <u>21-08-2020</u> (based on the Estimated cost)	Rs. 0 _____/-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> _____%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,13,34,275</u> /-
5	Cost Incurred on Additional /Extra Items as on <u>21-08-2020</u> not included in the Estimated Cost (Annexure A)	Rs. 0 _____/-

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 and External Development Works including amenities and Facilities in the layout as on <u>21-08-2020</u> date of Registration is	Rs. <u>0</u> /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>0</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>0</u> /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

TABLE A

Villa 4

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the 1 building/ A wing as on <u>21-08-2020</u> date of Registration is	Rs. <u>2,13,34,275</u> /-
2	Cost incurred as on <u>21-08-2020</u> (based on the Estimated cost)	Rs. <u>0</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,13,34,275</u> /-
5	Cost Incurred on Additional /Extra Items as on <u>21-08-2020</u> not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

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 and External Development Works including amenities and Facilities in the layout as on <u>21-08-2020</u> date of Registration is	Rs. <u>0</u> /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>0</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>0</u> /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

TABLE A

Villa 5

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the 1 building/ A wing as on <u>21-08.2020</u> date of Registration is	Rs. <u>2,13,34,275/-</u>
2	Cost incurred as on <u>21-08-2020</u> (based on the Estimated cost)	Rs. <u>0</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0%</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,13,34,275/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>21-08-2020</u> not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

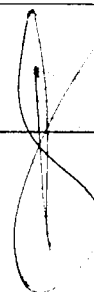


TABLE B**(to be prepared for the entire registered phase of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>21-08-2020</u> date of Registration is	Rs. <u>0</u> /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>0</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>0</u> /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

TABLE A

Villa 6

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the 1 building/ A wing as on <u>21-08-2020</u> date of Registration is	Rs. <u>2,13,34,275</u> /-
2	Cost incurred as on <u>21-08-2020</u> (based on the Estimated cost)	Rs. <u>0</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,13,34,275</u> /-
5	Cost Incurred on Additional /Extra Items as on <u>21-08-2020</u> not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

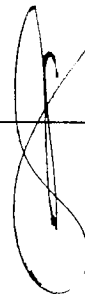
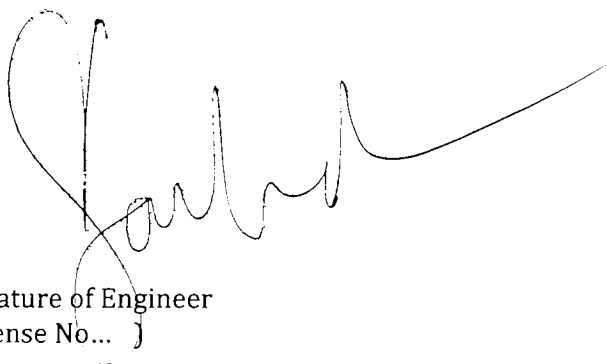


TABLE B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>21-08-2020</u> date of Registration is	Rs. <u>0</u> /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>0</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>0</u> /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

Yours Faithfully



Signature of Engineer
(License 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

A handwritten signature in black ink, consisting of a vertical line with a loop at the top and a long, sweeping curve extending to the right.