



PAN No.:AFMPK7937D (ASHESH R. KENI)
SERVICE TAX REG. NO. AFMPK7937DST001

KENI & D'SOUZA

CONSULTING CIVIL ENGINEERS

1st FLR. PELICAN BLDG., OPP. LOHIA MAIDAN,
MARGAO - GOA 403601
Off.: 0832 - 2732927, Fax: 0832 - 2736189, Res.: 2735512
Mob.: 9822101646 E-mail: keni66@yahoo.com

S-8, 1st FLR. PATTO - CENTRE, PATTO, PANJIM - GOA.

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)

Date: 17/02/2018

To
M/s. Saldanha Developers Pvt. Ltd,
302, Mathias Plaza,
18th June Road,
Panaji - Goa 403 001

Subject: Certificate of Cost Incurred for Development of Saldanha Rosa for Construction of 10 blocks situated on the Plot bearing Survey nos. 104/1, 104/3 & 107/2 demarcated by its boundaries by the property Arvalem belonging to the heirs of Jose Antonio Ozorio, at present by the road and the plot bearing Survey No. 107/1 to the North, by the property bearing survey no. 104/2 and plot bearing survey no. 104/4 to the South, by the paddy field Olly belonging to the Comunidade of Utorda and the property Ponguirfondo belonging to heirs of Cosme Damiao Dias, property bearing survey No. 104/2,104/4 and drain bearing Survey No. 108/4; to the East, by a road and the area sold to the Mundkar namely property bearing survey no 104/1-A to the West and Village Panchayat Majorda- Utorda-Calata Taluka Salcete District South - Goa PIN 403 713 admeasuring 6,824 sq.mts. Area being developed by M/s. Saldanha Developers Pvt. Ltd.

Ref: Goa RERA Registration Number -----

Sir,

I, Ashesh R. Keni have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being 10 blocks situated on the Plot bearing Survey nos. 104/1, 104/3 & 107/2 demarcated by its boundaries by the property Arvalem belonging to the heirs of Jose Antonio Ozorio, at present by the road and the plot bearing Survey No. 107/1 to the North, by the property bearing survey no. 104/2 and plot bearing survey no. 104/4 to the South, by the paddy field Olly belonging to the Comunidade of Utorda and the property Ponguirfondo belonging to heirs of Cosme Damiao Dias, property bearing survey No. 104/2,104/4 and drain bearing Survey No. 108/4; to the East, by a road and the area sold to the Mundkar namely property bearing survey no 104/1-A to the West and Village Panchayat Majorda- Utorda-Calata Taluka Salcete District South - Goa PIN 403 713 admeasuring 6,824 sq.mts. Area being developed by M/s. Saldanha Developers Pvt. Ltd.



ASHESH KENI B.E. (Civil) M.E.(Struc.) (Bom.)
CHARTERED ENGINEER & APPROVED VALUER REG. No.: CCIT/PNJ/2/2002-03
VAISHALI KENI B.E. (Civil) Memb.A.C.I.

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

(i) Shri. Rajesh Kakodkar as Architect;

(ii) Shri. Ashesh R. Keni as Structural Consultant

(iii) M/s /Shri / Smt _____ as MEP Consultant

(iv) M/s /Shri / Smt _____ as Quantity Surveyor *

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. 10,17,54,400/-** (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 Department , Margao** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 76,95,858/-** (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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated at **Rs. 9,40,58,542/-** (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

Bearing Number C – B block

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/1/2018 date of Registration is	Rs. 12798000 /-
2	Cost incurred as on 31/1/2018 (based on the Estimated cost)	Rs. 639900 /-
3	Work done in Percentage (as Percentage of the estimated cost)	5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 12158100/-
5	Cost Incurred on Additional /Extra Items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	NIL

Bearing Number B – 2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/1/2018 date of Registration is	Rs. 12890800 /-
2	Cost incurred as on 31/1/2018 (based on the Estimated cost)	Rs. 1933620 /-
3	Work done in Percentage (as Percentage of the estimated cost)	15 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10957180/-
5	Cost Incurred on Additional /Extra Items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	Rs. ----- /-

Bearing Number D - 1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/1/2018 date of Registration is	Rs. 20087600 /-
2	Cost incurred as on 31/1/2018 (based on the Estimated cost)	Rs. 5122338 /-
3	Work done in Percentage (as Percentage of the estimated cost)	25.5 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14965262/-
5	Cost Incurred on Additional /Extra Items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	Rs. ----- /-



Bearing Number A- C

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/01/2018 date of Registration is	Rs. 6745600/-
2	Cost incurred as on 31/01/2018 (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 Estimated Cost)	Rs. 6745600/-
5	Cost Incurred on Additional /Extra Items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	NIL

Bearing Number A - 1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/01/2018 date of Registration is	Rs. 7216400/-
2	Cost incurred as on 31/01/2018 (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 Estimated Cost)	Rs. 7216400/-
5	Cost Incurred on Additional /Extra Items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	NIL

Bearing Number A - 2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/01/2018 date of Registration is	Rs. 7216400/-
2	Cost incurred as on 31/01/2018 (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 Estimated Cost)	Rs. 7216400/-
5	Cost Incurred on Additional /Extra Items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	NIL



Bearing Number B - 1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/01/2018 date of Registration is	Rs. 9677200/-
2	Cost incurred as on 31/01/2018 (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 Estimated Cost)	Rs. 9677200/-
5	Cost Incurred on Additional /Extra Items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	NIL

Bearing Number D - 2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/01/2018 date of Registration is	Rs. 11491600/-
2	Cost incurred as on 31/01/2018 (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 Estimated Cost)	Rs. 11491600/-
5	Cost Incurred on Additional /Extra Items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	NIL

Bearing Number D - 3

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/01/2018 date of Registration is	Rs. 11491600/-
2	Cost incurred as on 31/01/2018 (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 Estimated Cost)	Rs. 11491600/-
5	Cost Incurred on Additional /Extra Items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	NIL



Bearing Number Club House

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/01/2018 date of Registration is	Rs. 2139200/-
2	Cost incurred as on 31/01/2018 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	Rs. 2139200/-
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	NIL

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 31/1/2018 date of Registration is	Rs. 10,17,54,400/-
2	Cost incurred as on 31/1/2018 (based on the Estimated cost)	Rs. 76,95,858/-
3	Work done in Percentage (as Percentage of the estimated cost)	7%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,40,58,542/-

Yours Faithfully



Signature of Engineer

(License No.....)

ASHESH R. KENI

B.E. (Civil) M.E. (Struc.)

PWD/ENG/336,

SE/0030/2010

ER/0069/2010

