

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:

To

Kasu Zama LLP

12, Kempegowda Service Road, Domlur Bangalore - 560071

Subject: Certificate of Cost Incurred for Development of **KASU ZAMA** for Construction of **14** buildings of the ___Phase situated on the Plot bearing Survey no. **434/32 and 434/31** demarcated by its boundaries (latitude and longitude of the end points) demarcated **by property bearing Survey No 434/30, 434/29 and 434/24** on North; **by road** on South; **by property bearing Survey No 434/24 and 25** on the East; **by property bearing Survey No 434/31** on the West, village **Anjuna**, Taluka **Bardez**, District **North Goa** admeasuring **4000 Sq Mts** and **1050 Sq Mts** respectively being developed by **Kasu Zama LLP**

Ref: Goa RERA Registration Number _____

Sir,

I **Mr. Charles Wilfred** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being **14** Buildings of the ___Phase situated on the Plot bearing Survey no. **434/32 and 434/31**, village **Anjuna**, Taluka **Bardez**, District **North Goa** admeasuring **4000 Sq Mts** and **1050 Sq Mts** respectively being developed by **Kasu Zama LLP**

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) **Mr. Paresh Galtonde** as L.S. / Architect ;
 - (ii) **Mr. Charles Wilfred** as Structural Consultant
 - (iii) **Mr. Nagarajan Sembukutty** as MEP Consultant
 - (iv) **Mr. _____** 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 **253,540,000** (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(s) from the Town Planner, Mapusa Goa being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs. 50,00,000 (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 Town Planner, Mapusa Goa (planning Authority) is estimated at Rs. 253,540,000
6. 1,785,714
7. 248,540,000 (Total of Table A and B).
8. 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 D1

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___ date of Registration is	Rs. 12,921,745
2	Cost incurred as on _____ (based on the Estimated cost)	- Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs 16,871,850.64
5	Cost incurred on Additional /Extra Items as on ___not included in the Estimated Cost (Annexure A)	Nil

Building 02

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___date of Registration is	Rs. 12,921,745
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	<u>2%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 16,871,850.64
5	Cost Incurred on Additional /Extra Items as on ___not included in the Estimated Cost (Annexure A)	Nil

Building 03

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___ date of Registration is	Rs. 14,352,431
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 13,995,288.47
5	Cost Incurred on Additional /Extra Items as on ___not included in the Estimated Cost (Annexure A)	Rs. Nil

Building Q4

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___ date of Registration is	Rs. 20,209,036
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19,851,893.10
5	Cost incurred on Additional /Extra Items as on ___not included in the Estimated Cost (Annexure A)	Rs.Nil

Building 05

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___ date of Registration is	Rs. 20,209,036
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 19,851,893.10
5	Cost Incurred on Additional /Extra Items as on ___not included in the Estimated Cost (Annexure A)	Rs.Nil

Building Q6

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___ date of Registration is	Rs. 20,209,036
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19,851,893.10
5	Cost Incurred on Additional /Extra Items as on ___not included in the Estimated Cost (Annexure A)	Rs.Nil

Building 07

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___ date of Registration is	Rs. 20,209,036
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	<u>2%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>19,851,893.10</u>
5	Cost Incurred on Additional /Extra Items as on ___not included in the Estimated Cost (Annexure A)	Rs. Nil

Building 08

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___ date of Registration is	Rs. 20,209,036
2	Cost Incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19,851,893.10
5	Cost Incurred on Additional /Extra Items as on ___ not included in the Estimated Cost (Annexure A)	Rs. Nil

Building 09

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___ date of Registration is	Rs. 20,209,036
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19,851,893.10
5	Cost Incurred on Additional /Extra Items as on ___not included in the Estimated Cost (Annexure A)	Rs.Nil

Building 10

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___ date of Registration is	Rs. 20,209,036
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 19,851,893.10
5	Cost Incurred on Additional /Extra items as on ___not included in the Estimated Cost (Annexure A)	Rs. Nil

Building 11

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___ date of Registration is	Rs. 20,209,036
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	<u>2%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>19,851,893.10</u>
5	Cost incurred on Additional /Extra Items as on ___not included in the Estimated Cost (Annexure A)	Rs. Nil

Building 12

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___ date of Registration is	Rs. 14,352,431
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs 13,995,288.47
5	Cost Incurred on Additional /Extra Items as on ___not included in the Estimated Cost (Annexure A)	Rs. Nil

Building 13

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___ date of Registration is	Rs. 14,352,431
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 13,995,288.47
5	Cost Incurred on Additional /Extra Items as on ___not included in the Estimated Cost (Annexure A)	Rs. Nil

Building 14

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ___date of Registration is	Rs. 14,352,431
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 357,142.86
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 13,995,288.47
5	Cost Incurred on Additional /Extra Items as on ___not included in the Estimated Cost (Annexure A)	Rs. Nil

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

Sl. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. <u>253,540,000</u>
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>50,00,000</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>2%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>248,540,000</u>
5	Cost Incurred on Additional/ Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

Yours faithfully



Signature of Engineer

CHARLES WILFRED D.

(License No. F.E. (Civil))

Consulting Engineer

BCC/BL-3.2.3/E-2359/2002-03

Note:

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.

(*) 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 (*).

The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

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.

All components of work with specifications are indicative and not exhaustive.

Annexure A