

**FORM 1 [see Regulation 3]**

ARCHITECT'S CERTIFICATE (COA Reg No CA/2000/26100)

(Goa TCP Reg No AR/0004/2010)

**(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)**

To,

Date: 30/06/2021

SAVILLE BUILDERS & REAL ESTATE DEVELOPERS  
Shop No.4, Block A, Colaco Residency,  
Opp.Vibes, Comba, Margao

**Subject: Certificate of Percentage of Completion of Construction Work of MARYJO GOLDEN SKYLIGHT, Building Project (GoaRERA Registration Number) situated on the Plot bearing Chalta NOs. 131,132 and 133 demarcated by its boundaries (latitude and longitude of the end points)By Property bearing Survey Joaquim and his wife Maria Teodolinda in which is projected one road behind which lies the house of Agostinho Fernandes and more the land of Lote No 12 of said Joaquim and his wife to the North, By the reserved land for the passage belonging to said Joaquim and his wife Maria Teodolinda to the South, By the barren land of Lote No 11 of Ana Maria Pacheco to the East, By the land of Joaquim Jose Santana Regaldo Fernandes and his wife to the West of Division, Margaon village Comba Margo, Taluka Salcete Dist South Goa, PIN 403601, admeasuring 1394 Sq. Mtrs. area being developed by Saville Builders & Real Estate Developers**

Sir,

I Mr Uday Sawant, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of **MARYJO GOLDEN SKYLIGHT, Building Project (GoaRERA Registration Number) situated on Chalta NO 131,132and 133, village Comba Margo, Taluka Salcete, Dist South Goa, PIN 403601, admeasuring 1394 Sq. Mtrs. area being developed by Saville Builders & Real Estate Developers,**

- 1) Following technical professionals are appointed by Owner / Promoter :-
- (i) Shri Uday Sawant as L.S. / Architect;
  - (ii) Shri Auxilio J.S.Rodrigues as Structural Consultant;
  - (iii) M/s/Shri/Smt \_\_\_\_\_ NA \_\_\_\_\_ as MEP Consultant;
  - (iv) Rudhra Developers as Site Supervisor

Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the Building of the Real Estate Project as registered vide number .....under GoaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

**Table A**

**MARYJO GOLDEN SKYLIGHT**, Building Project (to be prepared separately for total Building of the Project)

<b>Sr. No.</b>	<b>Tasks / Activity</b>	<b>Percentage of Work Done</b>
1	Excavation	100
2	4 number of Basement(s) and Plinth	100
3	.....number of Podium(s)	NA
4	Stilt Floor	100
5	10 number of Slabs of Super Structure	70
6	Internal Walls, Internal Plasters, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	30
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	30
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0

10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment / CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	0
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**TABLE - B**

**Internal & External Development Works in Respect of the entire Registered Phase**

S. No	Common areas & Facilities, Amenities	Proposed (Yes / No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	0	Internal Roads
2.	Water Supply	Yes	0	Well, underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	0	CHAMBER LINE Septic Tank
4.	Storm Water Drains	Yes	0	Chambers and Pipe Lines
5.	Landscaping & Tree Planting	Yes	0	Tree Planting
6.	Street Lighting	Yes	0	LED Lights
7.	Community Buildings	No	-	-
8.	Treatment & Disposal of sewage & Sullage water	Yes	0	Septic Tank
9.	Solid waste management & Disposal	Yes	0	Septic Tank
10.	Water conservation, Rain Water Harvesting	Yes	0	Rain Water Harvesting
11.	Energy management	No	-	-
12.	Fire protection and fire safety requirements	No	-	-
13.	Electrical meter room, sub-station, receiving station	Yes	0	Transformer and Panel Room
14.	Others (Option to Add more)	-	-	-

Yours Faithfully

**MANISHA.R.LOTLIKAR**

(COA Reg No CA/2000/26100)

(Goa TCP Reg No AR/0004/2010)



**Auxilio J. S. Rodrigues** B.E. Civil(Hons)

**CONSULTING ENGINEER**

**Office:** Business Point, 1st Floor, Angod,  
Behind Comunidade Ghor,  
Mapusa - Goa. **Ph :** 2253252

**Res :** Auchit Vaddo, Assonra, Bardez,  
Goa. **Ph :** 2215583 \ 2215833

**FORM 2 [see Regulation 3]**

**ENGINEER'S CERTIFICATE**

**(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account - Project wise)**

To,  
SAVILLE BUILDERS & REAL ESTATE DEVELOPERS  
SHOP NO.4, BLOCK A,  
COLACO RESIDENCY,  
OPP.VIBES, COMBA, MARGAO,  
Goa

Date : 30/06/2021

**Subject: Certificate of Cost Incurred for Development of MARYJO GOLDEN SKYLIGHT, Building Project (GoaRERA Registration Number) situated on the Plot bearing Chalta NOs. 131,132 and 133, demarcated by its boundaries (latitude and longitude of the end points) By Property bearing Survey Joaquim and his wife Maria Teodolinda in which is projected one road behind which liesthe house of Agostinho Fernandes and more the land of Lote No 12 of said Joaquim and his wife to the North, By the reserved land for the passage belonging to said Joaquim and his wife Maria Teodolinda to the South, By the barren land of Lote No 11 of Ana Maria Pacheco to the East, By the land of Joaquim Jose Santana Regaldo Fernandes and his wife to the West of Division , Margaon village Comba Margo , Taluka Salcete Dist South Goa, PIN 403601, admeasuring 1394 Sq. Mtrs. area being developed by Saville Builders & Real Estate Developers**

**Ref.: GoaRERA Registration Number : PRG006180070**

Sir,

I Auxilio J. S. Rodrigues have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being a building Project (GoaRERA Registration Number) situated on the Plot bearing Chalta NOs. 131,132 and 133, P.T.S no 214, village Comba Margao , Taluka Salcete, Dist South Goa, PIN 403601, admeasuring 1394.00 Sq. Mtrs. area being developed by Saville Builders & Real Estate Developers,  
Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri Uday Sawant as L.S. / Architect;
- (ii) Shri Auxilio J.S.Rodrigues as Structural Consultant;
- (iii) M/s/Shri/Smt \_\_\_\_\_ NA \_\_\_\_\_ as MEP Consultant;
- (iv) Rudhra Developers as Site Supervisor

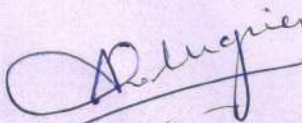
1. We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by .....NA.....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.
2. We estimate **Total Estimated Cost** of completion of the building(s) of the aforesaid project under reference as **Rs.11,68,23,080/-** (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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Margao** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **Rs.2,86,79,256/-** (Total of Table A and B). 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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Margao** (Planning Authority) is estimated at **Rs.8,81,48,824/-** (Total of Table A and B).
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:

**TABLE A**

Building / Wing bearing number...or called **MARYJO GOLDEN SKYLIGHT, Building Project**

(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 30/06/2021	Rs.10,62,02,800/-
2.	Cost incurred as on 30/06/2021 (based on the Estimated cost)	Rs.2,86,74,756/-
3.	Work done in Percentage (as Percentage of the estimated cost)	27%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.7,75,28,044/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs___NA___/-

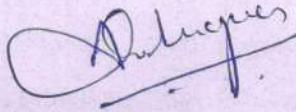


**TABLE B**

**(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 30/06/2021	Rs.1,06,20,280/-
2.	Cost incurred as on 30/06/2021 (based on the Estimated cost)	Rs_0_____-/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.1,06,20,280/-
5.		
6.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs_____NA_____-/-

Yours Faithfully



Signature of Engineer  
TCP Registration no. : SE/0002/2019

**AUXILIO RODRIGUES**  
B.E. Civil (Hons)  
Reg. No. PWD/ENGR. 299/92  
Dongri, Assonora,  
Bardez, Goa 403 503

**\*Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approval 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.



# DEVRAJ VISHWAMITRA & CO.

B.Com, CA.  
Chartered Accountant

Head Off: 1-B-4, L&L, Correira Pride, Near South Goa Collectorate, Margao-Goa. Phone: 0832-2706673

FORM -4 [see Rule 5(1) (a)(ii)]

CHARTERED ACCOUNTANT'S CERTIFICATE

FOR REGISTRATION OF PROJECT UNDER RERA AND SUBSEQUENT WITHDRAWAL OF MONEY

Cost of Real Estate Project...Goa RERA Registration Number: PRGO06180070-- MARYJO GOLDEN SKYLIGHT

Sr.	No.	Particular	Amount (Rs.)	
			Estimated	Incurred
1	(i)	<b>Land Cost:</b>		
	a	Acquisition Cost of Land or Development Rights, Lease Premium, Lease Rent, Interest Cost incurred or payable on Land cost and Legal cost.	1,86,00,000.00	1,86,00,000.00
	b	Amount of Premium payable to obtain Development rights, FAR, additional FAR, and any other incentive under DCR from local Authority or State Govt. or any Statutory Authority.	71,85,238.00	71,85,238.00
	c	Acquisition cost of TDR (if any)	NA	NA
	d	Amounts payable to State Govt. or Competent authority or any other statutory authority of the State or Central Govt., towards stamp duty, transfer charges, registration fees etc;	11,17,170.00	11,17,170.00
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NA	NA
	f	Under Rehabilitation scheme:		
	i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
	ii	Actual cost of construction of rehab building incurred as per books of accounts as verified by CA	NA	NA
		<b>Note: (for total cost of construction incurred, minimum of (i) or (ii) is to be considered)</b>		



iii	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accomodation or rent in lieu of transit accommodation, overhead cost.	NA	NA
iv	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposite, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	NA	NA
	<b>Sub -Total of LAND COST.....1(i)</b>	<b>2,69,02,408.00</b>	<b>2,69,02,408.00</b>

Sr.	No.	Particular	Amount (Rs.)	
			Estimated	Incurred
	(ii)	<b>Development Cost / Cost of Construction:</b>		
	a.(i).	Estimated cost of construction as certified by engineer	10,62,02,800.00 (BUILT UP AREA 5310.14 X RS 20,000, CONSTRUCTION COST PER SQ. MTR.)	
	a(ii).	Actual cost of construction incurred as per the books of accounts verified by CA		2,97,85,232.00
		<b>Note: (for total cost of construction incurred, minimum of (i) or (ii) is to be considered)</b>		
	a(iii)	On site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e salaries, development works, cost of services (including water, electricity sewerage, drainage layout, roads etc), cost of machineries and equipments including its hire and maintainance costs, consumables etc.excluding cost of construction as per (i) or (ii) above	1,06,20,280.00 (BUILT UP AREA 5310.14 X RS 2,000 CONSULTANCY COST PER SQ. MTR.)	22,98,500.00
	a(iv)	Off site expenditure incurred for development of project or phase of the project including all costs directly or indirectly incurred to complete the construction of the entire project or phase of the project registered.	NA	NA
	b	Payment of taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	79,80,570.00	79,80,570.00
	c	Principal sum and interest payable to financial institutions, Scheduled banks, non banking financial institution ( NBFC) or money lenders on construction funding or money borrowed for construction:	NA	NA
		<b>Sub -Total of Development Cost.....1(ii)</b>	<b>12,48,03,650.00</b>	<b>4,00,64,302.00</b>



2	Total estimated cost of Real Estate Project [1(i) +1 (ii) of Estimated Column	15,17,06,058.00	
3	Total cost incurred of Real Estate Project [1(i) +1 (ii) of Incurred Column	6,69,66,710.00	
4	% completion of construction work (as per project architect's certificate)	27%	
5	Proportion of cost incurred on Land Cost and construction cost to the Total Estimated Cost.(3/2%)	44.14%	
6	<b>Amount which can be withdrawn from the designated account</b> (Total estimated cost*Proportion of cost incurred (Sr. no 2*Sr. no 5)	6,69,66,710.00	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	6,69,66,710.00	
8	Net amount which can be withdrawn from the designated bank account under this certificate	Nil	

This certificate is being issued for RERA compliance for M/s. Saville Builders & Real Estate Developers ( Promoter) and is, based on the records and documents, produced before me and explanation provided by the Management.

signature of Chatered Accountant  
Name: Devraj Vishwamitra & Co  
( Membership number: 027658)



UDIN: 21027658AAAAAR3384

Date: 31.08.2021  
Place: Margao -Goa

**FORM -5** [see Rule 4 (2)]  
**(ADDITIONAL INFORMATION FOR ONGOING PROJECT)**  
 GOA RERA- PROJECT REGISTRATION NUMBER: **PRGO06180070** (Proj Name: **MARYJO GOLDEN SKYLIGHT**)

Sr No.	Particulars	Amount Rs.
1	Estimated balance cost to complete the Real Estate Project (difference of total estimated project cost less cost incurred) ( calculated as per Form IV)	8,47,39,348.00
2	Balance amount of receivable from sold apartments as per Annexure A to this certificate.(as certified by Chartered Accountant verified from Books of Accounts)	3,32,78,643.00
3 (i)	Balance unsold area ( certified by management and verified by CA from the records and accounts	1240.88m2
(ii)	Estimated amount of sales proceeds in respect of unsold apartments ( calculated as per ASR or as ascertained by a registered valuer multiplied to unsold area as on date of certificate, to be calculated and certified by CA), as per Annexure to the certificate.	10,68,00,000.00
4	Estimated receivables of ongoing project . Sum of 2+3(ii)	14,00,78,643.00
5	Amount to be deposited in Designated Account- (70% of receivable) (as per architect's certificate project work is complete 100%)	9,80,55,050.00

**Note:**

Amount to be deposited in designated account -70% or 100%; if 4 is greater than 1, then 70% of the balance receivable of ongoing project will be deposited in designated account.

If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated account.

This certificate is being issued for RERA compliance for Mr. Orvil Gonsalves, Proprietor of M/s Saville Builders & Real Estate Developers and is based on the records and documents produced before me and explanation provided me by the management.

signature of Chartered Accountant  
 Name: Devraj Vishwamitra & Co  
 ( Membership number: 027658)



Date: 31.08.2021  
 Place: Margao -Goa

**UDIN: 21027658AAAAAR3384**

**ANNEXURE A**

**Statement for calculation of Receivable from the sales of the Ongoing  
Real Estate Project**

Sold Inventory

*Skylight*

UNIT	TYPE	CARPET AREA	Unit Consideration as per Agreement/ of Allotment	Received amount	Balance Amount
<b>Upper Ground Floor</b>					
F/001	2BHK	58.65	4,000,000.00	2,280,000.00	1,720,000.00
<b>First Floor</b>					
F/103	3BHK	74.47	4,800,000.00	2,337,500.00	2,462,500.00
<b>Second Floor</b>					
F/201	2BHK	58.65	5,400,000.00	3,900,000.00	1,500,000.00
F/202	2BHK	58.97	4,500,000.00	2,816,071.45	1,683,928.55
F/203	3BHK	74.47	5,900,000.00	3,840,000.00	2,060,000.00
<b>Third Floor</b>					
F/301	2BHK	58.65	4,800,000.00	3,330,000.00	1,470,000.00
F/302	2BHK	58.97	4,200,000.00	2,500,000.00	1,700,000.00
F/304	2BHK	58.95	4,800,000.00	3,170,000.00	1,630,000.00
<b>Fourth Floor</b>					
F/401	2BHK	58.65	4,800,000.00	2,840,000.00	1,960,000.00
F/403	3BHK	74.47	6,100,000.00	3,331,428.57	2,768,571.43
F/404	2BHK	58.95	4,800,000.00	2,480,357.00	2,319,643.00
F/405	2BHK	58.95	4,000,000.00	2,380,000.00	1,620,000.00
<b>Fifth Floor</b>					
F/501	2BHK	58.65	4,200,000.00	420,000.00	3,780,000.00
F/503	3BHK	74.47	6,700,000.00	4,176,000.00	2,524,000.00
F/504	2BHK	58.95	4,000,000.00	2,480,000.00	1,520,000.00
<b>Sixth Floor</b>					
F/601	2BHK	58.65	4,800,000.00	2,240,000.00	2,560,000.00
		1,003.52	77,800,000.00	44,521,357.02	33,278,642.98



(Unsold Inventory Valuation)

Skylight

Ready Reckoner Rate or Rate as ascertained by a registered valuer on the date of issuance of Certificate of the Residential/ commercial premises :

UNIT	TYPE	CARPET AREA	Unit consideration as per Agreement/ Letter of Allotment
<b>Upper Ground Floor</b>			
F/002	2BHK	58.97	5,100,000.00
F/003	3BHK	74.47	6,300,000.00
F/004	2BHK	58.95	5,100,000.00
F/005	2BHK	58.95	5,100,000.00
<b>Second Floor</b>			
F/204	2BHK	58.95	5,100,000.00
F/205	2BHK	58.95	5,100,000.00
<b>Third Floor</b>			
F/303	3BHK	74.47	6,300,000.00
F/305	2BHK	58.95	5,100,000.00
<b>Fourth Floor</b>			
F/402	2BHK	58.97	5,100,000.00
<b>Fifth Floor</b>			
F/502	2BHK	58.97	5,100,000.00
F/505	2BHK	58.95	5,100,000.00
<b>Sixth Floor</b>			
F/602	2BHK	58.97	5,100,000.00
F/603	3BHK	74.47	6,300,000.00
F/604	2BHK	58.95	5,100,000.00
F/605	2BHK	58.95	5,100,000.00
<b>Seventh Floor</b>			
F/701	2BHK	58.65	5,100,000.00
F/702	2BHK	58.97	5,100,000.00
F/703	3BHK	74.47	6,300,000.00
F/704	2BHK	58.95	5,100,000.00
F/705	2BHK	58.95	5,100,000.00
		1,240.88	106,800,000.00

