RAVLU P. SHETYE

C/o M/s Shetye Constructions
Mauli Building, PDA Colony,
Porvorim Bardez Goa. Phone. 9850471338

Date: 31/08/2018

To
Mr. Sanjay P. Shetye,
M/s Sanjay Construction
Mauli Building, PDA Colony,
NH 17 Road,
Porvorim Bardez-Goa. 403521

Subject: Certificate of cost incurred for Development of Shetye Vision for Construction Work of the Project situated on the Plot bearing Survey no. 267/1-A demarcated by its boundaries remaining part of the property to the North, Mapusa – Bicholim Main road to the South, remaining part allotted to Mr. S.M. Salkar to the East ,remaining part allotted to Mr. M.S. Salkar to the West, village Panchayat of Mulgao Taluka Bicholim District North Goa, PIN 403513 admeasuring 3250.00 Asq. mts. Area being developed by Mr. Sanjay P. Shetye Proprietor of M/s Sanjay Construction, Porvorim - Goa.

Ref: Goa RERA Registration Number _____

Sir,

I Ravlu P. Shetye have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Two Building(s) no. 1 & no. 2 situated on the plot bearing bearing Survey no. 267/1-A of village Panchayat of Mulgao Taluka Bicholim District North Goa PIN 403513 admeasuring 3250.00 sq. mts. area being developed by Mr. Sanjay P. Shetye Proprietor of M/s. Sanjay Construction.

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

   (i) Shri Umesh B. Shirodkar as L.S. / Architect;
   (ii) Shri Ravlu P. Shetye as Structural Consultant
   (iii) Shri Ravlu P. Shetye MEP Consultant
   (iv) Shri Gopal M. Pal 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 Shri. Gopal M. Pal 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.

RAVLU P. SHETYE

C/o M/s Shetye Constructions,
Mauli Building, PDA Colony
NH- Road, Porvorim Bardez Goa. Phone. 9850471338

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.4,84,80,901/- (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 concern Authority (TCP, Health & Panchayat) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. ----------/- (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 concern Authority (TCP, Health &Panchayat) (planning Authority) is estimated at Rs. 2,66,19,038/- (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 /Wing bearing Number "no. 1 & no. 2" or called **Shetye Vision**
(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 31st August 2018 date of Registration is	Rs. 4,84,80,901 /-
2	Cost incurred as on 31st August 2018 (based on the Estimated cost)	Rs. 2,13,84,310/-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,66,19,038 /-
5	Cost Incurred on Additional /Extra Items as on 31st August 2018 not included in the Estimated Cost (Annexure A)	----

RAVLU P. SHETYE
TCP No. ER/0019/2018

RAVLU P. SHETYE

C/o M/s Shetye Constructions
Mauli Building, PDA Colony
Porvorim Bardez Goa. Phone. 9850471338

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 31/08/2018 date of Registration is	Rs. 50,00,000 /-
2	Cost incurred as on 31/08/2018 (based on the Estimated cost)	----
3	Work done in Percentage (as Percentage of the estimated cost)	----
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,00,000/-
5	Cost Incurred on Additional /Extra Items as on 31/08/2018 not included in the Estimated Cost (Annexure A)	-----

Yours Faithfully

RAVLU P. SHETYE ★ TCP No. ER/0019/2018 ★

Ravlu P. Shetye
Reg. No. TCP.No. ER/0019/2018

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.

Annexure A
List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)