

RAVLU P. SHETYE

C/o M/s Shetye Constructions
Mauli Building, PDA Colony,
NH-17 Road , Porvorim Bardez Goa. Phone. 9850471338

Date: 09/12/2022

To
Mr. Ravlu Pundalik Shetye,
Proprietor of M/s Shetye Real Estate
Mauli Building, PDA Colony,
NH 17 Road,
Porvorim Bardez-Goa. 403521

Subject: Certificate of cost incurred for Development of Shetye's "LOTUS AVENUE" Phase I for Construction Work of the Residential Project at the Ward No.8 and situated on the Plot bearing Survey no. 358/2 (Part) demarcated by its boundaries by the property bearing survey Nos. 358/4 & 358/6 of village Socorro to the North, by the property bearing survey Nos. 358/5, 358/3, 357/2 and remaining portion of same property surveyed under no 358/2 to the south, by the property bearing survey Nos. 358/6 and remaining portion of same property surveyed No. 358/2 of Socorro Village to the East ,by property bearing survey no. 358/4, 358/5 of village Socorro & 8.00 Mtr wide access road of village Socorro to the West, village Panchayat of Socorro Taluka Bardez District North Goa, PIN 403521 admeasuring 9995 sq. mts. Area being developed by Mr. Ravlu Pundalik Shetye Proprietor of M/s Shetye Real Estate , Porvorim - Goa.

Ref: Goa RERA Registration Number _____

Sir,

I Ravlu Pundalik Shetye Proprietor of M/s Shetye Real Estate & myself being as an Structural Engineer/Consultant, MEP Consultant have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being **96 nos of two Bedroom flats and 16 nos of Three bedroom flats** situated on the plot bearing Survey no. 358/2 (part) of village Panchayat of Socorro Taluka Bardez District North Goa PIN 403521 admeasuring 9995 00 sq. mts. area being developed by M/s Shetye Real Estate, Proprietor Mr. Ravlu Pundalik Shetye (Developer/Promoter).

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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 Aditya Sateri Balekundri as Site Engineer & Quantity Surveyor
- (v) Shri. Sarfaraz Sadik Sayad as site supervisor

2. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Block 1 to 7 of the project. Our estimated cost calculations are based on the Drawings/plans made available to me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri. Aditya Sateri Balekundri Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by Developer/Promoter, and the site inspection carried out by me.

3 I estimate Total Estimated Cost of completion of the Block 1 to 7 of the aforesaid project under reference as Rs.2430.00 Lakhs/- (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.

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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. 2430.00 Lakhs (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 block bearing Number "no. 1 to 7 or called **Shetye's 'LOTUS AVENUE**
"Phase I

(To be prepared separately for each Blocks (1 to 7) of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block (1 to7) as on 8 th December 2022 date of Registration is	Rs. 2430.00Lakh
2	Cost incurred as on 8 th December 2022 (based on the Estimated cost)	Rs. -----
3	Work done in Percentage (as Percentage of the estimated cost)	Rs. -----
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2430.00Lakh
5	Cost Incurred on Additional /Extra Items as on 8 th December 2022 not included in the Estimated Cost (Annexure A)	-----


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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 8 th December 2022 date of Registration is	Rs. 5,00,00,000/-
2	Cost incurred as on 8 th December 2022 (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. 5,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 8 th December 2022 not included in the Estimated Cost (Annexure A)	-----

Yours Faithfully


Ravlu P. Shetye
Reg. No. TCPNo. 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)