



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: 23-07-2026

To
M/s VMZ Development One LLP
O-1, 1st floor, Commerce Centre,
Next to Old Bus stand,
Vasco da Gama, Goa 403802

Subject: Certificate of Cost Incurred for Development of project -Hamlet Towers for Construction of 4 No. of buildings (Multifamily Dwelling Building Block A, B, C and D and Compound Wall) situated on property bearing Survey Number 194/1-A-1 of Sancoale Village demarcated by its boundaries: Property bearing Survey Number 216/6 of Sancoale Village to the North, Partly by property bearing Survey Nos. 194/1-A-2 and 194/1-A-3 of Sancoale Village to the South, Property Survey Number 194/1-A of Sancoale Village to the East, Partly by remaining portion of Survey No. 194/1-A and 195/1 of Sancoale Village to the West, of Ward No. 01, Village Panchayat of Sancoale, Taluka Mormugao, District South Goa, State Goa, PIN 403726 admeasuring 8093 sq.mts. area, being developed by M/s VMZ Development One LLP

Ref: Goa RERA Registration Number (New Registration)

Sir,

We, **Madhav Kamat & Associates**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being 4 No. of Buildings (Multifamily Dwelling Building Block A, B, C and D and Compound Wall) situated on property bearing **Survey Number 194/1-A-1 of Sancoale Village**, of Ward No. 01, Village Panchayat Sancoale taluka Mormugao District South Goa, State Goa, PIN 403726 admeasuring **8093 sq.mts.** area, being developed by **M/s VMZ Development One LLP**

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

- (i) Ar. Vidhya Tapadia as Architect;
- (ii) M/s Madhav Kamat & Associates as Structural Consultant.

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 us 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. 1,034,217,000/-. 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 Mormugao Planning and Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs. NIL. 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 Mormugao Planning and Development Authority is estimated at Rs. 1,034,217,000/-.
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 :
- 6.

TABLE A

HAMLET TOWERS

(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 <u>20-07-2026</u> date of Registration is	Rs. <u>1,02,92,17,000/-</u>
2	Cost incurred as on <u>20-07-2026</u> (based on the Estimated cost)	Rs. <u>NIL/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>NIL%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>1,02,92,17,000/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____/-

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 <u>20-07-2026</u> date of Registration is	Rs. <u>50,00,000/-</u>
2	Cost incurred as on <u>20-07-2026</u> (based on the Estimated cost)	Rs. <u>NIL/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>NIL%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>50,00,000/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____/-

Yours Faithfully



Signature of Engineer

(Licence No.) Reg. No. SE/0036/2010

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)