

Vijay Sawardekar B.E. (Civil)
Consulting Engineer

204, Geras Imperium I, EDC Complex, Patto Plaza, Panjim Goa. Tel: 2437309

ENGINEER'S CERTIFICATE

Date: 15/01/2026

To
Aditya Builders,
204, Geras Imperium I,
EDC Complex, Patto Plaza,
Panjim Goa-403001

Subject: Certificate of Cost Incurred for Development of Aditya Sunniva for Construction of buildings A & B (Phase-I) situated on the Plot bearing Survey no. 184/1, demarcated by its boundaries

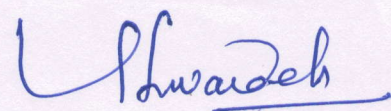
To the North: By property bearing S.N.184/2 and Public Road
To the South: By property bearing S.No.183/3 and Public Road
To the East : By property bearing S.No.184/3
To the West: By property bearing S.No. 184/1-A

of Penha De Franca, Village Panchayat of Penha De France, taluka and Sub District of Bardez, district North Goa, PIN 403101 admeasuring 2338.00 sq. mts. area being developed by Aditya Builders.

Ref: Goa RERA Registration Number _____

Sir,

I Shri Vijay P. Sawardekar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Building Two, situated on the plot bearing Survey no. 184/1, of Penha De Franca, Village Panchayat Penha De Franca, taluka and Sub District of Bardez, District North Goa, PIN- 403101 admeasuring 2338.00 Sq. mts. area being developed by Aditya Builders. Following technical professionals are appointed by Owner / Promoter:-



- (i) Shri Jeetendra D. Devari as Architect
- (ii) Shri Vijay P. Sawardekar as Structural Consultant
- (iii) Shri Vijay P. Sawardekar 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 buildings 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 Mr. Vijay P. Sawardekar, quantity Surveyor* appointed by Developer, 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 buildings of the aforesaid project under reference as Rs.7,75,00,000/- (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 buildings from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 2,50,29,663 .00/- (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 Buildings of the subject project to obtain Occupation Certificate/ Completion Certificate from Town & Country Planning Department, Mapusa is estimated at Rs.5,24,70,337.00/- (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 :

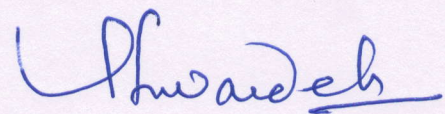


TABLE A

Sr. No	Particulars	Building-A Amounts (Rs.)	Building-B Amounts (Rs.)	Total (A+B)
1	Total Estimated cost of the building as on 31/12/2025 date of Registration is	3,55,00,000	3,55,00,000	7,10,00,000
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	1,60,00,000	70,11,312	2,30,11,312
3	Work done in Percentage (as Percentage of the estimated cost)	45%	19.75%	32.41%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,95,00,000	2,84,88,688	4,79,88,688
5	Cost Incurred on Additional/Extra Items as on 31/12/2025 not included in the Estimated Cost (Annexure A)	Nil	Nil	Nil

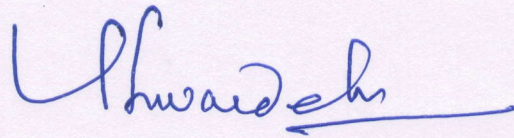
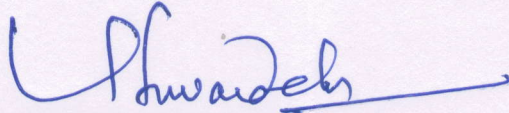


TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/12/2025 date of Registration is	Rs.65,00,000
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	Rs.20,18,351
3	Work done in Percentage (as Percentage of the estimated cost)	31.05%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.44,81,649
5	Cost Incurred on Additional /Extra Items as on 31/12/2025 not included in the Estimated Cost (Annexure A)	Nil

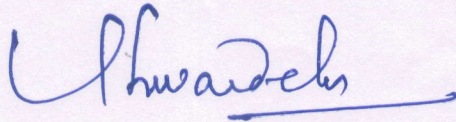
Yours Faithfully,



Vijay P. Sawardekar
B.E. (CIV) M.I.E
Consulting Engineer
Reg No. SE/0021/2012

Annexure A

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



Vijay P. Sawardekar
B.E. (Civil) M.I.E
Consulting Engineer
Reg No. SE/ 0021 / 2012