

SWETA U. PHALDESAI

CIVIL ENGINEER

B/203, 2nd FLOOR, PEREIRA PLAZA,

OPP. HOSPICIO HOSPITAL, MARGAO-GOA

Tel(O): 0832-2706777

Date:02/06/2022

To

M/S Yash Constructions,

B-203, 2nd Floor,

Pereira Plaza, Opp. Hospicio Hospital,

Margao, Salcete – Goa.

Subject : Certificate of cost incurred for Development/Construction Work of a Residential cum commercial building – ‘Eva’ by Yash Constructions , situated on the Plot 1 bearing PTS No 36 , Chalta No.5, demarcated by its boundaries Chalta No. 28 OF P.T. Sheet No. 36 to the North 8.00m road to the South , Plot no. 2 to the East and Open Space to the West, of Ward Fatorda, Margao Municipality, Salcete taluka , South Goa District , Goa , PIN 403601, admeasuring 1828.31 sq.mts. area being developed by M/S Yash Constructions.

Ref: Goa RERA Registration Number : NA

Sir,

I , Mrs. Sweta U. Phaldesai have undertaken assignment of certifying of certifying estimated cost for the subject real estate project proposed to be registered under Goa RERA, being Residential cum Commercial building – ‘Eva’ - Project, situated on the plot bearing PTS NO. 36 , Chalta No. 5 ,of Ward Fatorda, Margao Municipality , Salcete taluka, South Goa District , Goa admeasuring 1828.31 sq.mts. area being developed by M/S Yash Constructions.

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

- (i) M/s /Shri / Smt Sweta U. Phaldesai as Architect
- (ii) M/s /Shri / Smt Sweta U. Phaldesai as Structural Consultant
- (iii) _____ as MEP consultant
- (iv) _____ as Quality 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 Residential cum commercial Building of the aforesaid project 'Eva' by Yash Constructions. Our estimated cost of 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 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 ' Residential cum Commercial building ' of the aforesaid project under reference as Rs.3,40,00,000/- (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 Residential cum Commercial building from the South Goa Planning and Development Authority , Margao, Salcete – Goa being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.70,00,000.00/- (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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from South Goa Planning and Development Authority (planning Authority) is estimated at Rs 2,70,00,000/- (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 Residential cum Commercial Building called "Eva" Project


Sr. No	Particulars	Amounts
1	Total Estimated cost of the building Residential Cum Commercial as on 07/02/2022 date of Registration is	Rs. 3,40,00,000/-
2	Cost incurred as on 02/06/2022 (based on the Estimated cost)	Rs. 70,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	20 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,70,00,000/-
5	Cost Incurred on Additional /Extra Items as on 02/06/2022 not included in the Estimated Cost (Annexure A)	Nil

TABLE B

Residential cum Commercial Building called "110" Project

Sr. No	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 07/02/2022 date of Registration is	5.11
2	Cost incurred as on 02/06/2022 (based on the Estimated cost)	0.55
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.56
5	Cost Incurred on Additional /Extra Items as on 02/06/2022 not included in the Estimated Cost (Annexure A)	0.00

Yours Faithfully


SWETA U. PHALDESAI
 ENGINEER
 Reg. No. ER/0012/2010
 B-202, Pereira Plaza,
 Opp. Hospital Hospital
 Margao Goa

Annexure A

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

Sr. No.	Particulars	Amount
	Nil	Nil

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.