

To,  
Una Homes LLP  
304 Doli Chambers, Plot No. 506A  
Bhaskarrao Kargutkar Marg,  
Strand Cinema, Colaba,  
Pin: 400005  
+91 9930888833  
+91 9821162645

Date:31/05/2023

**Subject: Certificate of Cost Incurred for Development of Una Savaaya for Construction of**

Certificate of Cost Incurred for development of 11 no. of Villas of the project Una Savaaya situated on the plot bearing survey no. 38 / 2-A by its boundaries on the North: by the internal road access, On the South: by the nallah and the remaining part of the original bigger property surveyed under survey no. 38 / 2, On the East: by the remaining part of the original bigger property surveyed under survey no. 38 / 2 and the nallah, On the West: by road of Reis Magos Village Panchayat, Bardez Taluka, North Goa District with Pin: 403502 admeasuring 4000sq.mt area being developed by **M/S UNA HOMES LLP**

**Ref: Goa RERA Registration Number \_\_\_\_\_**

Sir,

I **Sebastião Savio Falcão** have undertaken assignment of certifying Estimated Cost for the development of real estate project **Una Savaaya** proposed to be registered under Goa RERA, being 11 no. of Villa's situated on the plot bearing bearing Survey no. Plot no 38 / 2-A of village panchayat Reis Magos taluka Bardez District North Goa. PIN 403502 admeasuring 4000 sq.mts. area being developed by **M/S Una Homes LLP**.

1. Following technical professionals are appointed by Owner / Promoter:
  - (i) M/s /Shri Ashwini kumar Prabhu as L.S. / Architect
  - (ii) M/s /Shri Sebastião Savio Falcão as Structural Consultant
  - (iii) M/s /Shri Neeraj Trivedi as MEP Consultant
  - (iv) M/s /Shri Umesh Gawde and Dr. Neelesh Kotnis 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 Villa(s) of the project **Una Savaaya**. 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. Umesh Gawde & Dr. Neelesh Kotnis (Quantity Surveyor\*) appointed by the developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.





We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 26,00,71,323.00 /- (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 Planning dept.\_being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs.0.00 /- (Total of Table A and B). 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 Villa(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Village panchayat Reis Magos, North Goa (planning Authority) is estimated at Rs 26,00,71,323.00 /- (Total of Table A and B).

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:

**TABLE A**

Villa 1		
Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on 01-08-2023_date of Registration is	Rs. 2,19,97,287.55/-
2	Cost incurred as on 31 <sup>st</sup> May 2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,19,97,287.55/-
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> May 2023 not included in The Estimated Cost (Annexure A)	Rs. 0 /-





Villa 2		
Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on 01-08-2023_date of Registration is	Rs. 2,19,97,287.55/-
2	Cost incurred as on 31 <sup>st</sup> May 2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,19,97,287.55/-
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> May 2023 not included in The Estimated Cost (Annexure A)	Rs. 0 /-

Villa 3		
Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on 01-08-2023_date of Registration is	Rs. 2,19,97,287.55/-
2	Cost incurred as on 31 <sup>st</sup> May 2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,19,97,287.55/-
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> May 2023 not included in The Estimated Cost (Annexure A)	Rs. 0 /-





Villa 4		
Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on 01-08-2023_date of Registration is	Rs. 2,19,97,287.55/-
2	Cost incurred as on 31 <sup>st</sup> May 2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,19,97,287.55/-
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> May 2023 not included in The Estimated Cost (Annexure A)	Rs. 0 /-

Villa 5		
Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on 01-08-2023_date of Registration is	Rs. 2,15,66,993.76 /-
2	Cost incurred as on 31 <sup>st</sup> May 2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,15,66,993.76 /-
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> May 2023 not included in The Estimated Cost (Annexure A)	Rs. 0 /-





Villa 6		
Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on 01-08-2023_date of Registration is	Rs. 2,19,97,287.55/-
2	Cost incurred as on 31 <sup>st</sup> May 2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,19,97,287.55/-
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> May 2023 not included in The Estimated Cost (Annexure A)	Rs. 0 /-

Villa 7		
Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on 01-08-2023_date of Registration is	Rs.1,13,80,823.63/-
2	Cost incurred as on 31 <sup>st</sup> May 2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,13,80,823.63/-
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> May 2023 not included in The Estimated Cost(Annexure A)	Rs. 0 /-





Villa 7A		
Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on 01-08-2023_date of Registration is	Rs. 77,46,368.15/-
2	Cost incurred as on 31 <sup>st</sup> May 2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 77,46,368.15/-
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> May 2023 not included in The Estimated Cost(Annexure A)	Rs. 0 /-

Villa 8		
Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on 01-08-2023_date of Registration is	Rs. 2,07,19,072.57/-
2	Cost incurred as on 31 <sup>st</sup> May 2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,07,19,072.57/-
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> May 2023 not included in The Estimated Cost(Annexure A)	Rs. 0 /-





Villa 9		
Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on 01-08-2023_date of Registration is	Rs. 2,05,15,671.53/-
2	Cost incurred as on 31 <sup>st</sup> May 2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,05,15,671.53/-
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> May 2023 not included in The Estimated Cost(Annexure A)	Rs. 0 /-

Villa 10		
Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on 01-08-2023_date of Registration is	Rs. 2,13,43,192.62/-
2	Cost incurred as on 31 <sup>st</sup> May 2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,13,43,192.62/-
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> May 2023 not included in The Estimated Cost(Annexure A)	Rs. 0 /-





**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 date of Registration is	Rs. 4,68,12,823.00 /-
2	Cost incurred as on (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,68,12,823.00 /-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Yours Faithfully



Signature of Engineer

TCP Reg No.: SE/0023/2011