

SHIRISH KAMAT

B.E. (CIVIL). AMIE

STRUCTURAL CONSULTANT

Form 3

See Rule 5(1) (a) (ii)

ENGINEER'S CERTIFICATE

Date: 31st Dec, 2023

To,

M/S Vaastu Estate Developers.

Off. Road 11, Near E1 Passo Hotel,
La Campala Colony, Miramar,
Goa 403001

Subject: Certificate of cost incurred for development of, "VAASTU HANGING GARDENS PHASE 2" Residential Project of building Project (GoaRERA Registration Number) situated on the Property bearing Chalta No. 55 of P.T. Sheet No 14, demarcated by its boundaries (latitude and longitude of the end points)

ON THE NORTH : By Chalta no 1-B of P.T. Sheet No 14 of City Survey Panaji.

ON THE SOUTH : By Chalta no 41, 44 and 45 of P.T. Sheet no 14 of City
Survey Panaji

ON THE EAST : By Chalta No. 1- G, 1-4, 1-1 and 3 all of P. T. Sheet 14 of
City Survey Panaji

ON THE WEST : By Road

of Division North Goa, Village Ribandar, Taluka Panaji, Dist North Goa, PIN 403006,
admeasuring **2165Sq. Mtrs.** area being developed by M/S Vaastu Estate Developers.

Ref: Goa RERA Registration Number: PRGO02211264

Sir,

I, **Shirish Kamat** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being "VAASTU HANGING GARDENS PHASE 2" Residential Project of building Project (GoaRERA Registration Number) situated on the Property bearing Chalta No. 55 of P.T. Sheet No 14 of Division North Goa, Village Ribandar, Taluka Panaji, Dist North Goa, PIN 403006, admeasuring 2165 Sq. Mtrs. area being developed by M/S Vaastu Estate Developers:-

- (i) **M/s. Ashley Mascarenhas** as Architect
- (ii) **Shri. Shirish Kamat** as Structural Consultant
- (iii) **M/S/Shri/Smt** NIL as MEP Consultant
- (iv) **Shri. Shirish Kamat** as Quantity Surveyor*


SHIRISH KAMAT
STRUCTURAL CONSULTANT
PORVORIM GOA, INDIA
TCP REG. NO. ER/0083/2010

Anjushri, H. No. 1819, B. B. Road, Penha De França, Porvorim - Goa, 403 521.

Mobile : +91 9822127499, Ph. : 0832 - 2411096, E-mail : shirish.kmt@rediffmail.com

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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 **Shri. Shirish Kamat** Quantity Surveyor* appointed by 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 13,50,50,000.00/-** (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 **North Goa Planning and Development Authority - Goa** being the planning authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **Rs. 4,63,15,882.00/-** (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 Building(s) of the subject project to obtain Occupation Certificate/Completion certificate from **Town & Country Planning Department, Tiswadi Taluka, Panaji - Goa** (planning Authority) is estimated at **Rs 8,87,34,118.00/-** (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		
(To be prepared separately for each Building/Wing of the Real Estate Project)		
Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on <u>05th Jan, 2021</u> date of Registration is	₹ 9,00,00,000.00
2	Cost incurred as on <u>31st Dec, 2023</u> (based on the Estimated Cost)	₹ 4,14,23,188.00
3	Work Done in percentage (As percentage of the Estimated Cost)	46.03%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 4,85,76,812.00
5	Cost incurred on additional / extra items As on <u>31st Dec, 2023</u> not included in the Estimated Cost (Annexure A)	NIL


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Table B		
(To be prepared for the entire registered phase of the Real Estate 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 <u>05th Jan, 2021</u> date of Registration is	₹ 4,50,50,000.00
2	Cost incurred as on <u>31st Dec, 2023</u> (Based on the Estimated Cost)	₹ 4892694.00
3	Work Done in percentage (As percentage of the Estimated Cost)	10.86%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 4,01,57,306.00
5	Cost incurred on additional / extra items As on not included in the Estimated Cost (Annexure A)	NIL

Yours faithfully,



Signature of Engineer

(Licence No. ER/0083/2010)

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Table B	
(To be prepared for the entire estimated price of the Real Estate Project)	
Sl. No.	Particulars
1	Total Estimated Cost of the Project and Estimated Development works including interest and charges to the extent of 10% for 30% date of completion is
2	Cost incurred on 31st Dec 2023 (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)
5	Cost incurred on advance basis As per not included in the Estimated Cost (Annexure A)
	Nil
	Amount

Yours faithfully



Engineer of Engineer

(License No. ER0000010)

SHRISH KAMAT

STRUCTURAL CONSULTANT

POWELL & COY

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000