

Form 3

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

ENGINEER'S CERTIFICATE**Date: 30th March, 2025**

To
M/S VAASTU ESTATE DEVELOPERS,
Off. Road 11, Near EL Paso Hotel,
La Campala Colony, Miramar,
Goa 403001

Subject: Certificate of Cost Incurred for Development of 'VIVENDA DE RIBANDAR BY VAASTU' Residential buildings project for construction of 1building(s) situated on the Chalta No 173 of PTS No.15, demarcated by its boundaries (latitude and longitude of the end points)

ON THE NORTH : By Plot no. 5

ON THE SOUTH : By Plot No 18

ON THE EAST : By Internal Road

ON THE WEST : By Property Jambo belonging to Kenkres

Of Division North Goa, Village Ribandar, Taluka Tiswadi, District North Goa, PIN 403006, admeasuring 606 Sq. Mtrs. area being developed by **M/S VAASTU ESTATE DEVELOPERS.**

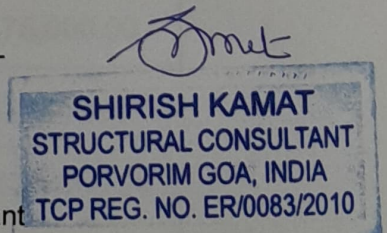
Ref: Goa RERA Registration Number: - PRGO10242230

Sir,

I SHIRISH KAMAT have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project 'VIVENDA DE RIBANDAR BY VAASTU' Residential Project (Goa RERA Registration Number) situated on the Property bearing Chalta No 173 of P.T.S No.15, Of Division North Goa, Village Ribandar, Taluka Tiswadi, District North Goa, PIN 403006, admeasuring 606 Sq. Mtrs. area being developed by **M/S VAASTU ESTATE DEVELOPERS.**

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

- (i) Shri. Anket Vassudev Shetye as Architect;
- (ii) Shri. Shirish Kamat as Structural Consultant
- (iii) M/s /Shri/Smt _____ NA _____ as MEP Consultant
- (iv) M/s /Shri/Smt _____ */- _____ NA _____ as Quantity Surveyor*

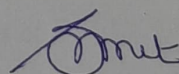


2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.2, 11, 86,500/-**(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 Greater Panaji Planning and Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.96, 56,488/-**(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 Greater Panaji Planning and Development Authority (planning Authority) is estimated at **Rs. 1,15,30,012/-**(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		
(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>23rd April, 2024</u> date of Registration is	₹ 1,90,00,000.00
2	Cost incurred as on <u>30th March, 2025</u> (based on the Estimated Cost)	₹ 82,75,000.00
3	Work Done in percentage (As percentage of the Estimated Cost)	43.55%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 1,07,25,000.00
5	Cost incurred on additional / extra items As on <u>30th March, 2025</u> not included in the Estimated Cost (Annexure A)	NIL

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>23rd April, 2024</u> date of Registration is	₹ 21,86,500.00
2	Cost incurred as on <u>30th March, 2025</u> (Based on the Estimated Cost)	₹ 13,81,488.00
3	Work Done in percentage (As percentage of the Estimated Cost)	63.18%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 08,05,012.00
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)

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