

KUVELKAR SALKAR ASSOCIATES

Consulting Engineers & Architects

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Ref. No.:

Date: 20-02-2018

To

Vaastu Estate Developers,
Off. Road 12,
La Campala Colony,
Miramar, Goa.

Subject: Certificate of Cost Incurred for Development of Vaastu Ribandar Foothills Block 2 and Vaastu Ribandar Foothills Block I-A for Construction of two buildings situated on the Plot bearing P.T.S, Chalta No. 8, 8 A and 15 of PT Sheet No 12 of Panaji City at Ribandar demarcated by its boundaries (latitude and longitude of the end points) 15°30'8.25"N and 73°51'41.29" E to the North 15°30'04.90" N and 73°51'41.52" E to the South 15°31'06.06"N and 73°51'42.39" E to the East and 15°30'04.87" N and 73°51'40.74" E to the West of Ward 17 and 18 of The Corporation of City of Panaji, Tiswadi Taluka , North District of Goa PIN 403006 admeasuring 2330 sq mtrs out of the total of 6594 sq.mts. being developed by Vaastu Estate Developers.

Ref: Goa RERA Registration Number NA

Sir,

I, Sole Proprietor of M/s Kuvelkar Salkar Associates have undertaken the assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 2 Buildings of the 2nd Phase situated on the plot bearing bearing Chalta No.8, 8A and 15 of P.T. Sheet no. 12 of City of Panaji at Ribandar in Ward 17 and 18 of the Corporation of City of Panaji, Tiswadi Taluka, North District of Goa, PIN 403006 admeasuring 2330 sq mtrs out of the total of 6594m2 being developed by Vaastu Estate Developers.

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

- (i) Mr. Yatin Jain of Maya Designs as Architect ;
- (ii) M/s Kuvelkar Salkar Associates as Structural Consultant.

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 Mrs. Ashwini Sail, Quantity Surveyor* appointed by Developer / Engineer, and the



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assumption of the cost of material, labour and other inputs made by the Developer, and the site inspection carried out by us.

3. We estimate the Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as 5,47,00,000/- (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 building(s) from the North Goa 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.1,86,50,000/- (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 North Goa Planning and Development Authority is estimated at Rs.3,60,50,000/- (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 Vaastu Ribandar Foothills Block 2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 3,67,00,000/-
2	Cost incurred as on 1/2/2018 (based on the Estimated cost)	Rs. 1,83,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	50 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,83,50,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NA /-



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Building Vaastu Ribandar Foothills Block 1-A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 60,00,000/- /-
2	Cost incurred as on 1/2/2018 (based on the Estimated cost)	Rs. Nil /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 60,00,000/-/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NA /-

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. 1,20,00,000/-
2	Cost incurred as on 1/2/2018 (based on the Estimated cost)	Rs. 3,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	2.5%
4	Balance Cost to be Incurred	Rs. 1,17,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A) (Based on Estimated Cost)	Rs. NA/-

Yours Faithfully


RAGHUVIR K. SALKAR
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