

## **UMESH SHIRODKAR & ASSOCIATE ARCHITECT-TOWNPLANNERS**

65, SHIRODKAR SADAN, VITHALWADI ROAD, ANSABHAT, MAPUSA GOA. – 403 507. (Ph.0832- 2262142)  
VIBHAV, OPP. EURIC SILVA HOUSE, CURTORIM ROAD, BORDA, MARGAOGOA 403601 (MB:9822120788)  
13/ A, FIRST FLR, MUNICIPAL MARKET COMPLEX, OPP. COURT, BICHOLIM GOA-403504(Ph. 0832-2362627

Date: 09/12/2022

To  
Mr. Ravlu P. Shetye,  
M/s Shetye Real Estate  
Mauli Building, PDA Colony,  
NH 17 Road,  
Porvorim Bardez-Goa. 403521

**Subject: Certificate of cost incurred for Development of Shetye's "LOTUS AVENUE" Phase I for Construction Work of the Residential Project situated at Ward No.8 and Plot bearing Survey no. 358/2 (Part) demarcated by its boundaries by the property bearing survey Nos. 358/4 & 358/6 of village Socorro to the North, by the property bearing survey Nos. 358/5, 358/3, 357/2 and remaining portion of same property surveyed under no 358/2 to the south, by the property bearing survey Nos. 358/6 and remaining portion of same property surveyed No. 358/2 of Socorro Village to the East, by property bearing survey no. 358/4, 358/5 of village Socorro & 8.00 Mtr wide access road of village Socorro to the West, village Panchayat of Socorro, Taluka Bardez District North Goa, PIN 403521 admeasuring 9995 sq. mts. Area being developed by Mr. Ravlu Pundalik Shetye Proprietor of M/s Shetye Real Estate, Porvorim - Goa.**

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

Sir,

I Umesh Balkrishna. Shirodkar have undertaken assignment as an Architect/Licensed Surveyor of certifying percentage of completion of construction work of the 96 nos of two bedroom Flats and 16 nos of three bedroom flats of the project situated on the plot bearing survey no. 358/2 (part) of ward 8 village Panchayat of Socorro Taluka Bardez District North Goa PIN 403521 admeasuring 9995.00 Sq.mts. area being developed by **Mr. Ravlu P. Shetye** proprietor of M/s Shetye Real Estate, Porvorim – Goa.

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

- (i) Shri Umesh B. Shirodkar as L.S. / Architect;
- (ii) Shri Ravlu P. Shetye as Structural Consultant
- (iii) Shri Ravlu P. Shetye MEP Consultant
- (iv) Shri Aditya Sateri Balekundri as Site Engineer
- (v) Shri. Sarfaraz Sadik Sayad as site supervisor

Based on site Inspection, with respect to Shetye's "LOTUS AVENUE" of the aforesaid Real Estate Project, I certify that as on the date of the certificate, the percentage of work done for each of the Buildings of the Real Estate Project as registered vide number \_\_\_\_\_ under GOA RERA is as per Table A herein of the entire phase is detailed in Table B.

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TABLE A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	-----
2	----- number of Basement(s) and plinth	-----
3	_____ number of Podiums	-----
4	Stilt floor	-----
5	_____ number of slabs of super Structure	----
6.	Internal walls, Internal Plaster, Floorings within Flats/premises, Doors and windows to each of the Flat/promises	-----
6.	Internal walls, Internal Plaster, Floorings within Flats/premises, Doors and windows to each of the Flat/promises	-----
7.	Sanitary Fittings within the Flat/premises, Electrical fittings within the Flat/Premises	-----
8.	Staircase, Lifts Wells and Lobbies at each floor level connecting staircase and lifts overhead and underground Water Tanks.	-----
9.	The external plumbing and external plaster, elevation, completion of terrace with waterproofing of the building/Wing.	-----
10.	Installation of lifts, water pumps, fire fighting fittings and equipment's as per CFO NOC, electrical fittings to common areas, electro, mechanical equipment, compliance to condition of environment /CRZ NOC, finishing to entrance lobby/s plinth protection, paving of areas appurtenant to Building/wing, compound wall and all other requirement as may be require to obtain occupation/completion certificate	-----

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**TABLE B**

**(Internal & External Development works in respect of the entire registered Phase**

Sr. No	Common areas and facilities, amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	yes		
2.	Water supply	yes		
3.	Sewage (Chamber lines, Septic Tank, STP)	yes		
4.	Storm water drains	yes		
5.	Landscaping & Tree planting	yes		
6.	Street Lighting	yes		
7.	Community Building	-		
8.	Treatment and disposal of sewage and sullage water	-		
9.	Solid waste management & Disposal	-		
10.	Water conservation, Rain water harvesting	-		
11.	Energy management	-		
12.	Fire protection and fire safety requirement	-		
13.	Electrical meter room, sub-station, receiving station	-		
14.	Other (option to Add more)	-		

Yours Faithfully



(AR. UMESH B. SHIRODKAR)

Reg. No. GOA/PWD/333/FV-2215

CA/82/7034

TCP/AR-00008/2014