

**Vijay Sawardekar** B.E. (Civil)

*Consulting Engineer*

204, Geras Imperium I, EDC Complex, Patto Plaza, Panjim Goa. Tel: 2437309

**ENGINEER'S CERTIFICATE**

Date: 01/02/2023

To  
Aditya Builders,  
204, Geras Imperium I,  
EDC Complex, Patto Plaza,  
Panjim Goa-403001

**Subject:** Certificate of Cost Incurred for Development of Aditya Luxuria for Construction of buildings A, B, C & D situated on the Plot bearing Survey no. 84/6, demarcated by its boundaries

To the North: by property survey under no. 85/16, 85/16-A, 85/17,  
85/18, 84/7

To the South: by property survey under no. 84/14

To the East : by property survey under no. 84/9, 84/9-A & 84/10

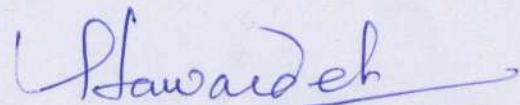
To the West: by pathway and partly by survey no. 84/21

of Bastora, Village Panchayat Bastora, taluka Bardez, district North Goa, PIN 403507 admeasuring 4000 sq. mts. area being developed by Aditya Builders.

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

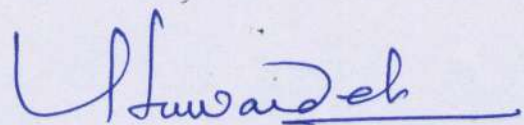
Sir,

I Shri Vijay P. Sawardekar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Building Four, situated on the plot bearing Survey no. 84/6, of Bastora, Village Panchayat Bastora, taluka Bardez, District North Goa, PIN- 403507 admeasuring 4000 Sq. mts. area being developed by Aditya Builders. Following technical professionals are appointed by Owner / Promoter :-



- (i) Shri Vaibhav Sawant as Architect
- (ii) Shri Vijay P. Sawardekar as Structural Consultant
- (iii) Shri Vijay P. Sawardekar 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 buildings 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 Mr. Vijay P. Sawardekar, quantity Surveyor\* appointed by Developer, 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 buildings of the aforesaid project under reference as Rs. 6,38,00,000/- (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 buildings from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 3,04,00,000.00/- (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 Buildings of the subject project to obtain Occupation Certificate/ Completion Certificate from Town & Country Planning Department, Mapusa is estimated at Rs.3,34,00,000.00/- (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 :

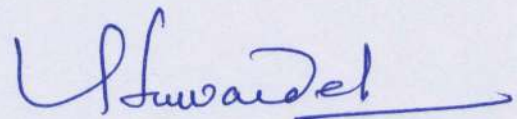


**TABLE A****Building A**

	<b>Particulars</b>	<b>Amounts</b>
<b>1</b>	Total Estimated cost of the building as on 30/01/2023 date of Registration is	Rs. 1,31,57,000.00/-
<b>2</b>	Cost incurred as on 30/01/2023 (based on the Estimated cost)	Rs.32,20,000.00/-
<b>3</b>	Work done in Percentage (as Percentage of the estimated cost)	24.47%
<b>4</b>	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.99,37,000 .00/-
<b>5</b>	Cost Incurred on Additional /Extra Items as on 30/01/2023 not included in the Estimated Cost (Annexure A)	Rs. Nil

**Building B**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
<b>1</b>	Total Estimated cost of the building as on 30/01/2023 date of Registration is	Rs.1,68,81,000.00/-
<b>2</b>	Cost incurred as on 30/01/2023 (based on the Estimated cost)	Rs.90,60,000.00/-
<b>3</b>	Work done in Percentage (as Percentage of the estimated cost)	53.66%
<b>4</b>	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.78,21,000.00/-
<b>5</b>	Cost Incurred on Additional /Extra Items as on 30/01/2023 not included in the Estimated Cost (Annexure A)	Rs. Nil



### Building C

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30/01/2023 date of Registration is	Rs.1,68,81,000.00/-
2	Cost incurred as on 30/01/2023 (based on the Estimated cost )	Rs.90,60,000.00/-
3	Work done in Percentage (as Percentage of the estimated cost )	53.66%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.78,21,000.00/-
5	Cost Incurred on Additional /Extra Items as on 30/01/2023 not included in the Estimated Cost (Annexure A)	Rs. Nil

### Building D

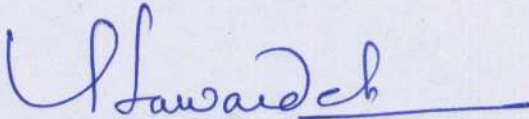
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30/01/2023 date of Registration is	Rs.1,68,81,000.00/-
2	Cost incurred as on 30/01/2023 (based on the Estimated cost)	Rs.90,60,000.00/-
3	Work done in Percentage (as Percentage of the estimated cost )	53.66%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.78,21,000.00/-
5	Cost Incurred on Additional /Extra Items as on 30/01/2023 not included in the Estimated Cost (Annexure A)	Rs. Nil

*U Sawadeh*

**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 30/01/2023 date of Registration is	Rs.6,38,00,000.00
2	Cost incurred as on 30/01/2023 (based on the Estimated cost )	Rs.3,04,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost )	47.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.3,34,00,000.00
5	Cost Incurred on Additional /Extra Items as on 30/01/2023 not included in the Estimated Cost (Annexure A)	Rs. Nil

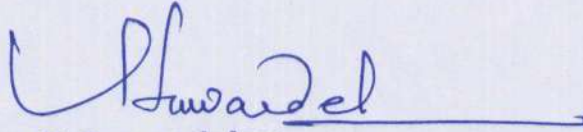
Yours Faithfully,



**Vijay P. Sawardekar**  
**B.E. (Civil) M.I.E**  
**Consulting Engineer.**  
Reg No. SE/ 0021 / 2012

**Annexure A**

List of Extra / Additional Items executed with Cost (Which were not part of the original Estimate of Total Cost)



**Vijay P. Sawardekar**  
**B.E. (Civil) M.I.E**  
**Consulting Engineer.**  
**Reg No. SE/ 0021 / 2012**