

Rajesh Mahambrey & Associates

Consulting Structural Engineers

B-102, 1st Floor, Saldanha Business Towers, at Court Circle, Mapusa - Goa - 403,507.

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ENGINEER'S CERTIFICATE

Date: 28/01/2023

To,
M/s. Classic Squares Realty Pvt Ltd ,
Fortune Square
Morod, Mapusa, Goa 403507

Subject: Certificate of Cost Incurred for Development Construction Work of 18 Nos. of Villas, Villa Type A- 01, Villa Type A- 02, Villa Type A- 03, Villa Type A- 04, Villa Type A- 05, Villa Type A- 06, Villa Type B- 01, Villa Type B- 02, Villa Type B- 03, Villa Type B- 04, Villa Type B- 05, Villa Type C- 01, Villa Type D- 01, Villa Type E- 01, Villa Type F- 01, Villa Type F- 02, Villa Type F- 03, Villa Type G- 01, Swimming Pool, Club House, Utility & Compound wall, on Plot bearing Survey No. 255 / 2, Demarcated by its boundaries, by Property bearing S.No. 255/1 and Road, of Anjuna Village to the East, By Property bearing S.No. 256/1 on west, by Public Access on South & by property bearing S.No. 255/1 on North, of Anjuna Village, Bardez Taluka, District North Goa, PIN 403509, admeasuring 13100.00 Sq.M. area, being developed by M/s. Classic Squares Realty Pvt Ltd .

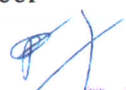
Ref: Goa RERA Registration Number _____

Sir,

I Mr. Rajesh Mahambrey have undertaken assignment of certifying Estimated Cost for k 0A- 04, Villa Type A- 05, Villa Type A- 06, Villa Type B- 01, Villa Type B- 02, Villa Type B- 03, Villa Type B- 04, Villa Type B- 05, Villa Type C- 01, Villa Type D- 01, Villa Type E- 01, Villa Type F- 01, Villa Type F- 02, Villa Type F- 03, Villa Type G- 01, Swimming Pool, Club House, Utility & Compound wall," on Plot bearing Survey No. 255 / 2, at Anjuna Village, Bardez Taluka, District North Goa, PIN 403509, admeasuring 13100.00 Sq.M., area being developed by M/s. Classic Squares Realty Pvt Ltd .

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

- (i) Shri. ULYSIS (Sidharth Naik) as Architect;
- (ii) Shri. Rajesh Mahambrey & Associates as Structural Consultant
- (iii) M/s /Shri / Smt. as MEP Consultant
- (iv) Shri Rajesh Mahambrey & Associates as Project Engineer*


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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 M/s Rajesh Mahembrey & Associates 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.32,17,56,400/- (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 from Town & Country Planning Mapusa Goa being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 0/- (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 from Town & Country Planning Mapusa Goa is estimated at Rs.32,17,56,400/- (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 :

Villa Type A-01 - Villa No. 1 & 2

TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 1,82,79,000/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,82,79,000/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-


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Villa Type A-02- Villa No.3 & 4

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 1,82,79,000/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,82,79,000/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Villa Type A-03- Villa No. 5 & 6

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 1,82,79,000/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,82,79,000/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Villa Type A-04- Villa No. 7 & 8

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 1,82,79,000/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,82,79,000/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-


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Villa Type A-05- Villa No. 10 & 11


Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 1,82,79,000/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,82,79,000/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Villa Type A-06- Villa No. 24 & 25

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 1,82,79,000/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,82,79,000/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Villa Type B-01- Villa No. 9

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 92,12,100/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 92,12,100/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-


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Villa Type B-02- Villa No. 12

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 92,12,100/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 92,12,100/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Villa Type B-03- Villa No. 22

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 92,12,100/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 92,12,100/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Villa Type B-04- Villa No. 26

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 92,12,100/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 92,12,100/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-


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Villa Type B-05- Villa No. 13

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 92,12,100/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 92,12,100/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Villa Type C-01- Villa No. 23

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 92,12,100/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 92,12,100/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Villa Type D-01- Villa No. 14

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 90,49,500/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 90,49,500/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-


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Villa Type E-01

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 42,92,700/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 42,92,700/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Villa Type F-01- Villa No. 15 & 16

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 2,52,41,100/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,52,41,100/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Villa Type F-02- Villa No. 17 & 18

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 2,52,41,100/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,52,41,100/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-


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Villa Type F-03- Villa No. 19 & 20

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 2,52,41,100/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,52,41,100/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Villa Type G-01- Villa No. 21

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 1,26,89,400/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,26,89,400/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

CLUB HOUSE & SWIMMING POOL

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 55,68,300/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 55,68,300/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-


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UTILITY BLOCK

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 23/01/2023 date of Registration is	Rs. 35,21,400/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 35,21,400/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. 0 /-

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 23/01/2023 date of Registration is	Rs. 4,59,65,200/-
2	Cost incurred as on 23/01/2023 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,59,65,200/-

Yours Faithfully


RAJESH MAHAMBREY
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Signature of Engineer
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