

FORM 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

CONSULTING ENGINEER

Cell : 9823523191

Office :- 0832 - 2266691

To,

Date: 24/07/2019

Isprava Vesta Private Limited
42A, First Floor, Impression House,
G. D. Ambekar Marg, Wadala(West),
Mumbai, Maharashtra- 400031.

Subject: Certificate of Cost Incurred for Development of "Castello Vaddo" Villa Project (Goa RERA Registration Number) situated on the Plot bearing Survey No. 153/21, of the larger property known as "MANCHO VAL" or "VALLE ", bearing Old Cadastral Survey No 862 and demarcated by its boundaries (latitude and longitude of the end points) On or towards the North by the drain of monsoon waters and property surveyed under no 153/34, On or towards the South by Survey Nos. 154/34,35,36 and 37, On or towards East by the Survey No. 153/22 and , On or towards West by Survey no. 153/20, of Division Bardez, Village Assagao, Taluka Bardez, Dist North Goa, PIN 403507 admeasuring 3000 Sq. Mtrs, area being developed by Isprava Vesta Private Limited.

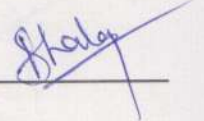
Ref.: Goa RERA Registration Number _____

Sir,

I, Mr. Dattaprasad Shetkhalap, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being "**Castello Vaddo**" Residential Villa Project (Goa RERA Registration Number) **situated on the Plot bearing Survey No. 153/21, of the larger property known as "MANCHO VAL" or "VALLE ", Village Assagao, Taluka Bardez, Dist North Goa, PIN 403507, admeasuring 3000 Sq. Mtrs area being developed by Isprava Vesta Private Limited**

Following technical professionals are appointed by Owner / Promoter :-

- (i) Smt Sapna Thanawala as L.S. / Architect;
- (ii) Shri Dattaprasad Shetkhalap as Structural Consultant;
- (iii) M/s Beratung Consultants Private Limited as MEP Consultant;
- (iv) Shri Ranjit Latukar as Site Supervisor



1. 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 byNA.....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.
2. We estimate **Total Estimated Cost** of completion of the building(s) of the aforesaid project under reference as **Rs 8,81,28,119/-** (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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Mapusa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **Rs. 20,13,997/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Mapusa** (Planning Authority) is estimated at **Rs. 8,61,14,122/-** (Total of Table A and B).
5. 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

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 24/07/2019	Rs. 7,71,51,242 /-
2.	Cost incurred as on 30/06/2019 (based on the Estimated cost)	Rs. 18,46,997/-
3.	Work done in Percentage (as Percentage of the estimated cost)	2.39 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 7,53,04,245/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs_____NA____/-

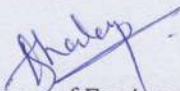


TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24/07/2019	Rs. 1,09,76,877/-
2.	Cost incurred as on 30/06/2019 (based on the Estimated cost)	Rs 1,67,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	1.52 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,08,09,877 /-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs _____NA____/-

Yours Faithfully


Signature of Engineer

TCP Reg No:- SE/25/2010

DATTAPRASAD S. KHALAP
BE(CIVIL)
CONSULTING ENGINEER
TCP/Regd No: SE/25