



Off.: BT-15 and BT-7, 3rd Flr., Campal Trade Centre,
Behind Military Hospital, Campal, Panaji, Goa - 403 001.

PARESH GAITONDE

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B. E.(Civil). AMIE.FIV CHARTERED ENGINEER

● **R.C.C. Consultant, Approved Valuer**

FORM 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 26th February 2019

To,

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

Subject: Certificate of Cost Incurred for Development of "Estate De Frangipani" a Project (Goa RERA Registration Number) situated on the Plot bearing Survey No. 79/1, of the larger property known as "Sutarem Grande", demarcated by its boundaries (latitude and longitude of the end points) By Survey No 68/1 to the North, By a road on or towards the South, By Survey No. 79/2 and road on or towards the East, By Survey No. 78/1 to the West, at Badem Village Assagao, Taluka and Sub District Bardez, District North Goa, PIN 403507, admeasuring 3750 Sq. Mtrs. area being developed by IspravaVesta Private Limited.

Ref.: GoaRERA Registration Number _____

Sir,

I Mr. Pareesh Gaitonde have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being a "Estate De Frangipani" Residential Project (Goa RERA Registration Number) **situated on the Plot bearing Survey No. 79/1, of the larger property known as "Sutarem Grande", at Badem, Village Assagao, Taluka and Sub District Bardez, District North Goa, PIN 403507, admeasuring 3750 Sq. Mtrs. area being developed by IspravaVesta Private Limited.**

Following technical professionals are appointed by Owner / Promoter:-

- (i) Ms. Supriya Gandhi as L.S. / Architect;
- (ii) Mr. Pareesh Gaitonde as Structural Consultant;
- (iii) M/s Beratung Consultants Private Limited as MEP Consultant;
- (iv) Mr. Nimish Mokal as Site Supervisor

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TCP Reg. No. ER/0057/2010

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 **Rs3,87,10,000/-** (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 **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 **Rs00/-** (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. 3,87,10,000/-** (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 26/02/2019 date of Registration	Rs. 3,25,40,000/-
2.	Cost incurred as on 26/02/2019 (based on the Estimated cost)	Rs. 00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 3,25,40,000/-
5.	Cost Incurred on Additional/Extra Items As onnot included in the	Rs. _____ NA ____/-

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Estimated Cost (Annexure A)

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 26/02/2019 date of Registration	Rs. 61,70,000/-
2.	Cost incurred as on 26/02/2019 (based on the Estimated cost)	Rs00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 61,70,000/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs_____NA____/-

Yours Faithfully

PARESH GAITONDE

B.E.(CIVIL) AMIE FIV

RCC CONSULTANT, GOVT. VALUER

CHARTERED ENGINEER

Signature of Engineer

RTI, Central Trade Center

Nr. Military Hospital, Campal, Panaji, GOA

*Note Ph: 2423527 Mob: 9822102782

TCP Reg. No. ER/0057/2010

1. The scope of work is to complete entire Real Estate Project as per drawings approval from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by

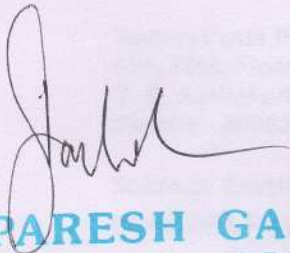
office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)



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I, Mr. Paresch Gaitonde have undertaken judgement of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under G.RERA, being a "Sutarem Grande" Residential Villa Project (G.RERA Registration Number) situated on the Plot bearing Survey No. 19/1, of the larger property known as "Sutarem Grande", at Andem, Village Alapga, Taluka and Sub District Bardez, Dist North Goa, PIN 403507, measuring 3750 Sq. Mtrs and being developed by HyperVesta Private Limited.

Following technical professionals are appointed as Officer / Professionals:

- (i) Mr. Paresch Gaitonde as B.E. / Architect
- (ii) Mr. Paresch Gaitonde as Structural Consultant
- (iii) Mr. Jeyarajasingh Corvelante Private Limited as MCA Engineer
- (iv) Mr. Anil Mohan as Site Supervisor

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