

CONSULTING ENGINEER

Cell : 9823523191

**FORM 2** [see Regulation 30] Office :- 0832 - 2266691

ENGINEER'S CERTIFICATE

Date: 13.12.2018

To,

**Isprava Vesta Private Limited**

42A, First Floor, Impression House,  
G. D. Ambedkar Marg, Wadala (West),  
Mumbai, Maharashtra - 400031.

**Subject: Certificate of Cost Incurred for Development of "Estate de Aveiro" of Villa Project (GoaRERA Registration Number) situated on the Plot bearing Survey No. 155/11, of the larger property "GHOGERE" also known as "TOLEMNINGUINIM" situated at Assagao, within the local limits of the Village Panchayat of Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, demarcated by its boundaries (latitude and longitude of the end points) By drain of monsoon waters and property surveyed under Nos. 154/35, 154/49 and 154/50 towards the North, By road towards the South, By Survey No. 155/16 and 155/12 towards the East, By Survey No. 155/10 towards the West situated at village Assagao, Taluka Bardez, Dist North Goa, PIN 403507, admeasuring 1400 square meters being developed by Isprava Vesta Private Limited**

**Ref.: GoaRERA 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 a "Estate de Aveiro" Residential Villa Project (GoaRERA Registration Number) **situated on the Plot bearing Survey No. 155/11, of the larger property "GHOGERE" also known as "TOLEMNINGUINIM", Village Assagao, Taluka Bardez, Dist North Goa, PIN 403507, admeasuring 1400 Sq. Mtrs area being developed by Isprava Vesta Private Limited**

Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s Studio Pomegranate as L.S. / Architect;
- (ii) Mr. Dattaprasad Shetkhalap as Structural Consultant;
- (iii) M/s Beratung Consultants Private Limited as MEP Consultant;
- (iv) Mr. Rajesh Gangurde 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 by .....NA.....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 2,27,80,000/-** (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 **Rs 23,00,000/-** (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. 2,04,80,000/-** (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**

**(to be prepared separately for each Building / Wing of the Real Estate Project)**

| Sr. No | Particulars   | Amounts           |
|--------|---|-------------------|
| 1.     | Total Estimated cost of the building/wing<br>As on 31/10/2018 date of Registration                      | Rs. 2,04,70,000/- |
| 2.     | Cost incurred as on 31/10/2018<br>(based on the Estimated cost)   | Rs. 18,40,000/-   |
| 3.     | Work done in Percentage<br>(as Percentage of the estimated cost)  | 8.98 %            |
| 4.     | Balance Cost to be Incurred<br>(Based on Estimated cost)  | Rs. 1,86,30,000/- |
| 5.     | Cost Incurred on Additional/Extra Items<br>As on.....not included in the<br>Estimated Cost (Annexure A) | Rs_____NA___/-    |




**TABLE B**

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

| <b>Sr. No</b> | <b>Particulars</b>   | <b>Amounts</b>    |
|---------------|--|-------------------|
| 1.            | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/10/2018 date of Registration | Rs. 23,10,000/-   |
| 2.            | Cost incurred as on 31/10/2018<br>(based on the Estimated cost)  | Rs. 4,60,000/-    |
| 3.            | Work done in Percentage<br>(as Percentage of the estimated cost)   | 19.91 %           |
| 4.            | Balance Cost to be Incurred<br>(Based on Estimated cost)   | Rs. 18,50,000/-   |
| 5.            | Cost Incurred on Additional/Extra Items<br>As on.....not included in the<br>Estimated Cost (Annexure A)  | Rs_____NA_____-/- |

Yours Faithfully



Signature of Engineer

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