



Dattaprasad Khalap
B.E. (Civil)

CONSULTING ENGINEER

Cell : 9823523191

FORM 2(see Regulation 3)

ENGINEER'S CERTIFICATE

31st December,2022

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 [Project Name]for Construction of "AURELIA VADDO" Vaddo Project for construction of villasituated on the 1) Plot bearing Survey No. 436/1-A-3 ,of the larger property known as "BORDE CHIVA" or "KATE MUNAG CHIVAR",admeasuring 2490Sq.Mts situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa demarcated by its boundaries (latitude and longitude of then points) Survey No. No.436/1-Ato the North By the roadto the South By the roadto the East By Property bearing Survey No. 436/1to the West 2) Plot bearing Survey No.436/1-A , of the larger property known as "BORDE CHIVA" or "KATE MUNAG CHIVAR", situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, 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 property surveyed under Survey No.440/1-A towards the North, By the remaining part of the property bearing Survey No. 436/1-A-3 towards the South, By property bearing Survey No. 436/1-A-1, 436/1-A-2 and by road towards the East, By Property bearing Survey No. 436/1 towards the West ,situated at village Anjuna, Taluka Bardez, Dist North Goa, PIN 406509, admeasuring 1342 square meters being developed by Isprava Vesta Private Limited .

Ref.: Goa RERA Registration Number PRG009201200

Sir,

I Mr.Dattaprasad Shetkhalap have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Villas of the projects situated on the 1) Plot bearing Survey No. 436/1-A-3 admeasuring 2490 Sq.Mts of the larger property known as "BORDE CHIVA" or "KATE MUNAG CHIVAR", situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa demarcated by its boundaries (latitude and longitude of then points) Survey No. No.436/1-A to the North By the road to the South By the road to the East By Property bearing Survey No. 436/1 to the West 2) Plot bearing Survey No. 436/1-A , of the larger property known as "BORDE CHIVA" or "KATE MUNAG CHIVAR", situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, 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 property surveyed under Survey No.440/1-A towards the North, By the remaining part of the property bearing Survey No. 436/1-A-3 towards the South, By property bearing Survey No. 436/1-A-1, 436/1-A-2 and by road towards the East, By Property bearing Survey No. 436/1 towards the West , situated at village Anjuna, Taluka Bardez, Dist North Goa, PIN 406509, admeasuring 1342 square meters being developed by Isprava Vesta Private Limited .

Following technical professionals are appointed by Owner/Promoter:

- (i) Smt.Ms.Shabana Sayed as L.S./Architect
- (ii) Shri Dattaprasad Shetkhalap as Structural Consultant
- (iii) M/s Meptek Consultants as MEP Consultant
- (iv) Shri Sainath Redkar as Site Supervisor

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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 _____ 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. 6,64,15,595/- (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 Village Panchayat Anjuna-Caisua being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated Cost Incurred till date is calculated at Rs. 13,27,75,926/- (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 Village Panchayat Anjuna-Caisua (planning Authority) is estimated at Rs.0/- (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 As on 27/07/2020 date of Registration is	Rs. 5,19,92,908/-
2.	Cost incurred as on 31/12/2022 (based on the Estimated cost)	Rs. 11,01,87,129/-
3.	Work done in Percentage (as Percentage of the estimated cost)	100%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 0
5.	Cost Incurred on Additional/Extra Items As on 31/12/2022 not included in the Estimated Cost (Annexure A)	Rs. 5,81,94,221

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 27/07/2020 date of Registration is	Rs.1,44,22,687/-
2.	Cost incurred as on 31/12/2022 (based on the Estimated cost)	Rs.2,25,88,797/-
3.	Work done in Percentage (as Percentage of the estimated cost)	100%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.0
5.	Cost Incurred on Additional/Extra Items on 31/12/2022 not included in the Estimated Cost (Annexure A)	Rs.81,66,110/-As

Yours Faithfully

For Dattaprasad Shetkhalap



Signature of Engineer

DATTAPRASAD S. KHALAP
BE(CIVIL)
CONSULTING ENGINEER
TCP Regd No:SE/25/2010