

ENGINEER'S CERTIFICATE

Date 22-03-18

To,
The Expat Projects And Development Pvt Ltd
Flat No. F1, 1st Floor, Yash Residency, Porvorim, Bardez, Goa. 40352

Subject :

Sir,

We M/s Oracle Structural Consultant have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being 35 Building(s) of the "VIDA" PHASE 2 Phase situated on the plot bearing bearing Survey no. 20 - 1 / L (Part) of "Panjim", village panchayat "Bainguinim" taluka "Tiswadi" PIN 403402 admeasuring 7633.99 sq.mts. plinth area being developed by Expat Projects And Development Pvt Ltd.

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

- (i) M/s. Unicorn Developer as Architect;
- (ii) M/s Oracle Structural consultants, as Structural Consultant
- (iii) M/s Oracle Structural consultants as Quantity Surveyor *

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 Oracle Structural consultants 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:684735564.55 (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 'office of the town planner, town and country planning dept', Panaji-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.73578640.75 (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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from 'town and country planning dept' is estimated at Rs:611156923.81 (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 :

TABLE A

Sr No	Particulars	Building	Building	Building	Building	Building
		A Block - 01	A Block - 02	A Block - 03	A Block - 04	A Block - 05
		Amount	Amount	Amount	Amount	Amount
1	Total Estimated cost of the building as on 22/3/2018 date of Registration is	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40
2	Cost incurred as on 22/3/2018 (based on the Estimated cost)	-	-	-	-	-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%	0.00%	0.00%	0.00%	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40
5	Cost Incurred on Additional /Extra Items as on 22/3/2018 not included in the Estimated Cost (Annexure A)	-	-	-	-	-

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M.E. (Civil), M.I.E.
Consulting Engineer
Reg. No.: SE/0004/2010

		Building A Block - 06	Building A Block - 07	Building A Block - 08	Building A Block - 09	Building A Block - 10
Sr No	Particulars	Amount	Amount	Amount	Amount	Amount
1	Total Estimated cost of the building as on 22/3/2018 date of Registration is	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40
2	Cost incurred as on 22/3/2018 (based on the Estimated cost)	-	-	44,00,452.98	44,00,452.98	-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%	0.00%	24.85%	24.85%	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,77,08,867.40	1,77,08,867.40	1,33,08,414.42	1,33,08,414.42	1,77,08,867.40
5	Cost Incurred on Additional /Extra Items as on 22/3/2018 not included in the Estimated Cost (Annexure A)	-	-	-	-	-

		Building A Block - 11	Building A Block - 12	Building A Block - 13	Building A Block - 14	Building A Block - 15
Sr No	Particulars	Amount	Amount	Amount	Amount	Amount
1	Total Estimated cost of the building as on 22/3/2018 date of Registration is	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40
2	Cost incurred as on 22/3/2018 (based on the Estimated cost)	-	-	-	-	-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%	0.00%	0.00%	0.00%	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40
5	Cost Incurred on Additional /Extra Items as on 22/3/2018 not included in the Estimated Cost (Annexure A)	-	-	-	-	-

		Building A Block - 16	Building A Block - 17	Building A Block - 18	Building A Block - 19	Building A Block - 20
Sr No	Particulars	Amount	Amount	Amount	Amount	Amount
1	Total Estimated cost of the building as on 22/3/2018 date of Registration is	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40
2	Cost incurred as on 22/3/2018 (based on the Estimated cost)	-	-	-	-	-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%	0.00%	0.00%	0.00%	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40	1,77,08,867.40
5	Cost Incurred on Additional /Extra Items as on 22/3/2018 not included in the Estimated Cost (Annexure A)	-	-	-	-	-

		Building A Block - 21	Building A Block - 22	Building B Block - 01	Building B Block - 02	Building B Block - 03
Sr No	Particulars	Amount	Amount	Amount	Amount	Amount
1	Total Estimated cost of the building as on 22/3/2018 date of Registration is	1,77,08,867.40	1,77,08,867.40	1,76,98,364.40	1,76,98,364.40	1,76,98,364.40
2	Cost incurred as on 22/3/2018 (based on the Estimated cost)	-	-	-	-	-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%	0.00%	0.00%	0.00%	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,77,08,867.40	1,77,08,867.40	1,76,98,364.40	1,76,98,364.40	1,76,98,364.40
5	Cost Incurred on Additional /Extra Items as on 22/3/2018 not included in the Estimated Cost (Annexure A)	-	-	-	-	-

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		Building	Building	Building	Building	Building
		B Block - 04	B Block - 05	B Block - 06	E Block - 01	E Block - 02
Sr No	Particulars	Amount	Amount	Amount	Amount	Amount
1	Total Estimated cost of the building as on 22/3/2018 date of Registration is	1,76,98,364.40	1,76,98,364.40	1,76,98,364.40	2,37,78,613.63	2,37,78,613.63
2	Cost incurred as on 22/3/2018 (based on the Estimated cost)	-	-	-	94,24,840.36	94,24,840.36
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%	0.00%	0.00%	39.64%	39.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,76,98,364.40	1,76,98,364.40	1,76,98,364.40	1,43,53,773.26	1,43,53,773.26
5	Cost Incurred on Additional /Extra Items as on 22/3/2018 not included in the Estimated Cost (Annexure A)	-	-	-	-	-

		Building	Building	Building	Building	Building
		E Block - 03	E Block - 04	E Block - 05	E Block - 06	E Block - 07
Sr No	Particulars	Amount	Amount	Amount	Amount	Amount
1	Total Estimated cost of the building as on 22/3/2018 date of Registration is	2,37,78,613.63	2,37,78,613.63	2,37,78,613.63	2,37,78,613.63	2,37,78,613.63
2	Cost incurred as on 22/3/2018 (based on the Estimated cost)	94,24,840.36	94,24,840.36	94,24,840.36	88,26,766.48	88,26,766.48
3	Work done in Percentage (as Percentage of the estimated cost)	39.64%	39.64%	39.64%	37.12%	37.12%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,43,53,773.26	1,43,53,773.26	1,43,53,773.26	1,49,51,847.15	1,49,51,847.15
5	Cost Incurred on Additional /Extra Items as on 22/3/2018 not included in the Estimated Cost (Annexure A)	-	-	-	-	-

TABLE B

1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 22/3/2018 date of Registration is	2,25,00,000.00
2	Cost incurred as on 22/3/2018 (based on the Estimated cost).	-
3	Work done in Percentage (as Percentage of the estimated cost).	0.00%
4	Balance Cost to be Incurred Rs. (Based on Estimated Cost).	2,25,00,000.00
5	Cost Incurred on Additional /Extra Items as on 22/3/2018 not included in the Estimated Cost (Annexure A)	0

Yours Faithfully,


Mr Rajan Moye

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