



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

PARESH GAITONDE

Tel.: 2423527, 9822102782
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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

**(To be submitted at the time of Registration of Ongoing Project and for withdrawal of
Money from Designated Account - Project wise)**

To,

Date: 10/03/2023

Ishom Estate Pvt. Ltd

H.No.97-B GF, Manak shaw Road,
Anupam Garden, Saidulajab, Delhi South
Delhi - 110068 IN

Subject: Certificate of Cost Incurred for Development of La Caleta B, Villa Project (Goa RERA Registration Number : _____) situated on the Plot bearing Survey No. 10/4(Plot B), 13&14, demarcated by its boundaries (latitude and longitude of the end points) of Village Marra, Taluka Bardez, Dist. North Goa, Goa PIN- 403507, admeasuring 4747 Sq. Mtr, area being developed by Ishom Estate Pvt. Ltd.

For 10/4(Plot B) - By property bearing survey no. 10/14 to the East, By property bearing survey no. 10/13, 13/4 and 13/15 to the West, By Part property bearing Plot A of survey no. 10/4 to the North, By property bearing survey no. 14/7-A, 14/7-B and 14/8 to the South, of Village Marra, Village Marra, admeasuring 2722 Sq. Mtr, area being developed by Ishom Estate Pvt. Ltd.

For 10/13 - By property bearing survey no. 10/4 to the East, By property bearing survey no. 13/4 to the West, By property bearing survey no. 10/1 to the North, By property bearing survey no. 10/4 to the South of Village Marra, Village Marra, admeasuring 1725 Sq. Mtr, area being developed by Ishom Estate Pvt. Ltd.

For 10/14 - By property bearing survey no. 10/4 to the East, By property bearing survey no. 10/4 to the West, By property bearing survey no. 10/4 to the North, By Road to the South of Village Marra, admeasuring 300 Sq. Mtr, area being developed by Ishom Estate Pvt. Ltd.

Ref.: Goa RERA Registration Number _____

Sir,

I, Mr. Paresh Gaitonde have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GOA RERA, being a Villa Project (GoaRERA Registration Number) situated on the Plot bearing Survey No. 10/4(Plot B),13&14, demarcated by its boundaries (latitude and longitude of the end points) of Village Marra, Taluka Bardez, Dist. North Goa, Goa PIN- 403507, admeasuring 4747 Sq. Mtr, area being developed by Ishom Estate Pvt. Ltd.

Following technical professionals are appointed by Owner / Promoter :-

- (i) Ms. Naina Nagpal as L.S. / Architect;
- (ii) Mr. Paresh Gaitonde as Structural Consultant;

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RERA Reg. No. ER/0057/2010

- (iii) M/s/Shri/Smt _____ NA _____ as MEP Consultant;
 (iv) Shri _____ as Site Supervisor

1. I 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. 21,40,81,128/-** (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. 0/-** (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. 21,40,81,128/-** (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

Building / Wing bearing number.....or called **La Caleta B, Villa Project**

(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 10/03/2023 date of Registration	Rs. 16,14,52,800/-
2.	Cost incurred as on 10/03/2023 (based on the Estimated cost)	Rs. ___ 0 ___/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 16,14,52,800/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. ___ NA ___/-

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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 10/03/2023 date of Registration	Rs. 5,26,28,328/-
2.	Cost incurred as on 10/03/2023 (based on the Estimated cost)	Rs. __0__/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 5,26,28,328/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. __NA__/-

Yours Faithfully

PARESH GAITONDE
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Signature of Engineer

***Note**

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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