

FORM 2

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 "REGATTO VADDO" Vaddo Project (Goa RERA Registration Number PRGO01221498) situated on on the 1) Plot bearing Land Registration Office No. 37176, enrolled in the Taluka Revenue Office of Bardez for Matriz No. 723 of the Third Circumscription, being Old Cadestral No. 540 and presently surveyed in City Survey No. 72 Sub-Division No.15 , of the larger property known as "GORBATA" admeasuring 5,600 Sq.Mts situated at Cunchelim, within the jurisdiction of Mapusa Muncipal Council, within the 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. 72/15 Road to the North By existing 7 meter wide road to the South By Survey No. 72/16 to the East By Survey No. 72/14 to the West being developed by Isprava Vesta Private Limited .

Ref.: GoaRERA Registration Number PRGO01221498

Sir,

I Mr. Sameer Sawant have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being a "REGATTO VADDO" Vaddo Project (GoaRERA Registration Number PRGO01221498) situated on on the 1) Plot bearing Land Registration Office No. 37176, enrolled in the Taluka Revenue Office of Bardez for Matriz No. 723 of the Third Circumscription, being Old Cadestral No. 540 and presently surveyed in City Survey No. 72 Sub-Division No.15 , of the larger property known as "GORBATA" admeasuring 5,600 Sq.Mts situated at Cunchelim, within the jurisdiction of Mapusa Muncipal Council, within the 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. 72/15 Road to the North By existing 7 meter wide road to the South By Survey No. 72/16 to the East By Survey No. 72/14 to the West being developed by Isprava Vesta Private Limited .

D-120, D.N.Nagar Sitladevi Society, Opp Indian Oil Nagar,

Near D.N.Nagar metro railway station,

D.N.Nagar, Andheri (W), M-53

Email : sameer@sameersawant.com

Ph: 26245448 / 49 (O)

9967900179 (M)



SAMEER SAWANT

CONSULTING STRUCTURAL ENGINEER

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Following technical professionals are appointed by Owner / Promoter :-

- (i) Smt Sapna Thanawala as L.S. / Architect;
- (ii) Mr. Sameer Sawant as Structural Consultant;
- (iii) DNA Projects as MEP Consultant;
- (iv) Shri Noel Silveira 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 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 5,28,43,152/-** (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 4,07,67,812/-** (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. 1,20,75,340/-** (Total of Table A and B).

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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 19/11/2021	Rs. 4,08,16,011/-
2.	Cost incurred as on 31/12/2022	Rs. 3,07,54,136/-
3.	Work done in Percentage (as Percentage of the estimated cost)	75.35%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,00,61,875/-
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

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 19/11/2021	Rs. 1,20,27,141/-
2.	Cost incurred as on 31/12/2022 (based on the Estimated cost)	Rs 1,00,13,676/-
3.	Work done in Percentage (as Percentage of the estimated cost)	83.26%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.20,13,465/-
5.	Cost Incurred on Additional/Extra Items As on ----- not included in the Estimated Cost (Annexure A)	Rs _____ NA ___/-

Yours Faithfully



SAMEER SAWANT
CONSULTING STRUCTURAL ENGINEER
Reg. No. STR/S/210 (MCGM)
Chartered Enggr-MIE
Reg No: M-141767-8

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