

ENGINEER'S CERTIFICATE

SUBJECT: For the Purpose of Rera Account Registration For *M/S-Emporis Global Ventures Pvt.Ltd*..... No. of Plot(s)/ 9 Plot(s) of the 4 (Plots) of the Project (GOARERA Registration Number) situated on the Survey No/SUB.DIV. No. 72/2 (Part) sub divided plot no. of Moira, Taluka Bardez, North Goa, Goa Demarcated by its boundaries (Latitude and longitude of the end Point) N = 377183.2581 E = 1701366.9480 to the North N = 377311.5097 E = 1701073.5355 to be South N = 377523.3002 E = 1701247.6144 to the east N = 377081.3132 E = 1701193.7874 to the West of Moira, Taluka Bardez, North Goa, Goa Total Sanctioned admeasuring 3530 Sq.Mtrs area being developed by (M/S- *Emporis Global Ventures Pvt.Ltd*) 3530 Sq.Mtrs for Rera where Villa Carpet Area-2100 Sq.Mtrs,

I/We ER. PRATHAMESH BHAT have undertaken assignment as Engineer of certifying Percentage of Completion Work of the Project CASA BLU PLOTS(s)/ 4 of the Project, situated on the Survey No/SUB.DIV. /SUB.DIV. No. 72/3 (Part) sub divided plot no. of Moira, Taluka Bardez, North Goa, Goa area being developed by [*Emporis Global Ventures Pvt.Ltd*] where area 3530 Square Meters.

1. Following technical professionals are appointed by owner / Promotor: -

- (i) M/s/Shri/Smt AR. ASIF EQUBAL as L.S. / Architect;
- (ii) M/s/Shri/Smt ER. PRATHAMESH BHAT as Structural Consultant
- (iii) M/s/Shri/Smt ER. AHMADULLAH AHMAD as MEP Consultant
- (iv) M/s/Shri/Smt ER.AMIT KUMAR SINGH as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion 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 Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as **Rs. 343400000/- (Thirty Four Crore Thirty Four Lacs Only)** (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 16-March-2025 is calculated at Rs. 0.0 (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on 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 the Competent Authority is estimated at Rs. 0.0 (Total of S.No. 4 in Tables A and B).



6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the March-2028 date is as given in Tables A and B below:

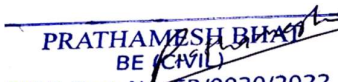
Table-A		
Building Block(s) bearing Number <u>4 Plots</u> or called <u>CASA BLU</u> (To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)		
S.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) including Land Cost	Rs. 34.34/- CR
2.	Cost incurred as on Date (Based on the actual cost incurred as per records	Rs. 0.0/-
3.	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 0.0-
4.	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	Rs. 0.0/-
5.	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0.0/-
6.	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0.0/-
7.	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	Rs. 0.0-



Table-B		
Internal & External Development works and common amenities (To be prepared for the entire registered phase of the Real Estate Project)		
S.No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost) including land cost.	Rs. 34.34 Crore
2.	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 0.0/-
3.	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	Rs. 0.0/-
3.	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 0.0/-
4.	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0.0-
5.	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	Rs. 0.0/-

PROPOSED PLOTS DETAILS FOR RERA				
RESIDENTIAL				
S.No.	PLOT NUMBER	IN SURVEY	AREA (SQM)	Remarks
1	VILLA NUMBER-01	72/3-(Part)	337.79	Residential
2	VILLA NUMBER-02	72/3-(Part)	503.91	Residential
3	VILLA NUMBER-03	72/3-(Part)	615.37	Residential
4	VILLA NUMBER-04	72/3-(Part)	1135.38	Residential

Yours Faithfully


PRATHAMESH BHAT
BE (CIVIL)
T.C.P. Reg. No. ER/0020/2022
Signature of Engineer
Er. PRATHAMESH BHAT
(Reg NO...ER/0020/2022.....)

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

