VIDHYADHAR KAKODKAR

CONSULTING CIVIL & STRUCTURAL ENGINEERS

S-7,8; SECOND FLOOR, KAMAT BUILDING,

NR. HARI MANDIR, MARGAO-GOA

Ph: (0832) (O)2713979 (R)2651528 Email: vsk_civilengg@rediffmail.com

Form 3

See Rule 5(1) (a) (ii)

ENGINEER'S CERTIFICATE

Date:21/09/2018

To
Urban Alchemy,
2nd floor,Anant Enclave,
Victor Hospital Road,
Malbhat,Margao,
Goa-403601

Subject: Certificate of Cost Incurred for Development of Urban Alchemy for Construction of 3 Nos. Residential Bungalows situated on the Plot bearing bearing Survey no75 Subdivision No.4-C demarcated by its boundaries (latitude and longitude of the end points) Plot E to the North, Plot G to the South, Internal 8.00M. wide Road to the East, Open Space to the West of Ward No.1 at Povocao , village panchayat Benaulim, taluka Salcete, District South Goa ,PIN 403716, admeasuring 512.00 sq.mts. area being developed by Urban Alchemy,

Ref: Goa RERA Registration Number -N.A

Sir,
I Mr. Vidhyadhar S. Kakodkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 3 Nos. Residential Bungalows situated on the plot bearing bearing Survey no. 75 Subdivision No.4-C of Ward No.1 at Povocao, village panchayat Benaulim, taluka Salcete ,District South Goa ,PIN 403716 admeasuring 512.00 sq.mts. area being developed by Urban Alchemy.

1. Following technical professionals are appointed by Promoter :- Urban Alchemy.

(i)) Shri Ankit J. Prabhudessai as Architect ;

(ii) Shri Vidhyadhar S. Kakodkar as Structural Consultant

(iii) Shri Ankit J. Prabhudessai as MEP Consultant

(iv) Shri Vidhyadhar S. Kakodkar 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 Bungalows 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 Shri Vidhyadhar S. Kakodkar

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quantity Surveyor appointed by Developer, 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 1,54,16,800/- (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 bungalows from the Benaulim Panchayat/Town and country planning department - 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 0.00/- (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 Bunglows of the subject project to obtain Occupation Certificate / Completion Certificate from Benaulim Panchayat/Town and country planning department - Goa (planning Authority) is estimated at Rs 1,54,16,800/- (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

Row Bungalows collectively called UA-Courtyard
(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 21/09/2018 date of registration is	Rs 1,29,16,800.00/-
2.	Cost incurred as on 21/09/2018 (based on the Estimated cost)	Rs 0.00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 1,29,16,800.00/-
5.	Cost Incurred on Additional /Extra Items as on 21/09/2018 not included in the Estimated Cost (Annexure A)	Rs 0.00 /-

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TABLE B

(To be prepared separately for each Building /Wing 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 21/09/2018 date of Registration is	Rs 25,00,000.00 /-
2	Cost incurred as on 21/09/2018 (based on the Estimated cost)	Rs 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 25,00,000.00/-
5	Cost Incurred on Additional /Extra Items as on 21/09/2018 not included in the Estimated Cost (Annexure A)	Rs 0.00/-

Signature of Engineer

(Licence No.....)

VIDHYADHAR KAKODKAR
TCP REG. No.: SE/0042/2010
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