

**Abhay U. Kunkolienker**

B.E. (civil)  
Consulting Engineer  
PWD / ENGR - 310 /92  
TCP Reg. No.: SE/0013/2010

OFFICE :  
102, First Floor,  
Ashirwad Bldg.  
Opp. Hotel Meenaxi,  
Margao - Goa - 403 601  
Phone: 2736061

**ANNEXURE -16**

FORM-3

**ENGINEER'S CERTIFICATE**

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

Date:16-02-2018

To

M/S. PRABHU REALTORS  
Shop No. 1, Murgao Avenue,  
Nr. Desterro Church, Vasco-Goa.

**Subject :** Certificate of Cost Incurred for Development/ Construction of 'Block-A, Block-B, Block-C, Block-D & Block E ' in the Project 'PRABHU'S VIOLETTA', situated on the Amalgamated Plot bearing Survey no. 13/4C-1,13/4C-2 & 13/4C-7 at Dabolim Village, Mormugao Taluka, Goa, demarcated by its boundaries to the North: by Property bearing survey no. 13/4C-4 & 13/4C-6 , to the South: by 10.0m wide ODP road, to the East: by 10.0m wide road & property bearing survey no. 13/4C-6 to the West: by 10.0m wide road in village Panchayat of Chicalim, Taluka - Mormugao, District - South Goa Pin 403 801, admeasuring 14,182.00 sq.mts. being developed by 'M/S. PRABHU REALTORS'.

Ref: Goa RERA Registration Number \_\_\_\_\_

Sir,

I, Engr. Abhay Kunkolienkar, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 'Block-A, Block-B, Block-C, Block-D & Block E' of the Project 'PRABHU'S VIOLETTA', situated on the Amalgamated Plot bearing Survey no. 13/4C-1,13/4C-2 & 13/4C-7 at Dabolim Village, Mormugao Taluka, Goa, demarcated by its boundaries

to the North: by Property bearing survey no. 13/4C-4 & 13/4C-6 , to the South: by 10.0m wide ODP road, to the East: by 10.0m wide road & property bearing survey no. 13/4C-6 to the West: by 10.0m wide road in village Panchayat of Chicalim, Taluka - Mormugao, District - South Goa Pin 403 801, admeasuring 14,182.00 sq.mts. being developed by 'M/S. PRABHU REALTORS'.

1. Following technical professionals are appointed by 'M/S. PRABHU REALTORS.':-
  - (i) Mr. Kundan V Prabhu as Architect;
  - (ii) Mr. Abhay U Kunkolienkar as Structural Consultant;
  - (iii) Mr. Satish Rao as MEP Consultant;
  - (iv) Mr. Pratik Naik as Quantity Supervisor;
2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied Works, of the 'Block-A, Block-B, Block-C, Block-D & Block E' of the Project 'PRABHU'S VIOLETTA'. 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 Mr. Pratik Naik quantity Surveyor appointed by M/S. PRABHU REALTORS., 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 'Block-A, Block-B, Block-C, Block-D & Block E' of the aforesaid project under reference as Rs. 65,00,00,000.00 (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 'Block-A, Block-B, Block-C, Block-D & Block E' from the Mormugao Planning and Development Authority being the Planning Authority and village Panchayat of Chicalim under whose jurisdiction the aforesaid project is being implemented.



4. The Estimated Cost Incurred till date is calculated at Rs. **2,96,45,899.08** (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 'Block-A, Block-B, Block-C, Block-D & Block E' of the subject project to obtain Occupation Certificate/ Completion Certificate from **MPDA** (planning Authority) and village Panchayat of **Chicalim** is estimated at Rs. **62,03,54,100.90** (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**

Building bearing Number: 'Block-A' in the project named 'PRABHU'S VIOLETTA'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block A as on <u>31/01/2018</u> date	<b>Rs.13,34,64,450.00</b>
2	Cost incurred as on <u>31/01/2018</u> (Based on the Estimated cost)	<b>Rs.51,47,505.68</b>
3	Work done in Percentage (As Percentage of the estimated cost)	<b>3.86 %</b>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<b>Rs.12,83,16,944.30</b>
5	Cost Incurred on Additional /Extra items as on <u>31/01/2018</u> not included in the Estimated Cost (Annexure A)	<b>Rs. Nil.</b>

**TABLE-A**

Building bearing Number: 'Block-B' in the project named 'PRABHU'S VIOLETTA'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block B as on <u>31/01/2018</u> date	Rs.9,46,76,400.00
2	Cost incurred as on <u>31/01/2018</u> (Based on the Estimated cost)	Rs.36,51,513.99
3	Work done in Percentage (As Percentage of the estimated cost)	3.86 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.9,10,24,886.01
5	Cost Incurred on Additional /Extra items as on <u>31/01/2018</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

**TABLE-A**

Building bearing Number: 'Block C' in the project named 'PRABHU'S VIOLETTA'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block C as on <u>31/01/2018</u> date	Rs.13,34,64,450.00
2	Cost incurred as on <u>31/01/2018</u> (Based on the Estimated cost)	Rs.51,47,505.68
3	Work done in Percentage (As Percentage of the estimated cost)	3.86 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.12,83,16,944.30
5	Cost Incurred on Additional /Extra items as on <u>31/01/2018</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.



**TABLE-A**

Building bearing Number: 'Block D' in the project named 'PRABHU'S VIOLETTA'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block D as on <u>31/01/2018</u> date	Rs.11,93,80,800.00
2	Cost incurred as on <u>31/01/2018</u> (Based on the Estimated cost)	Rs.46,04,322.32
3	Work done in Percentage (As Percentage of the estimated cost)	3.86 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.11,47,76,477.70
5	Cost Incurred on Additional /Extra items as on <u>31/01/2018</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

**TABLE-A**

Building bearing Number: 'Block E' in the project named 'PRABHU'S VIOLETTA'.

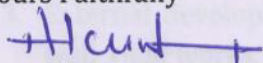
Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block E as on <u>31/01/2018</u> date	Rs.11,93,80,800.00
2	Cost incurred as on <u>31/01/2018</u> (Based on the Estimated cost)	Rs.1,10,95,051.40
3	Work done in Percentage (As Percentage of the estimated cost)	9.30 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.10,82,85,748.60
5	Cost Incurred on Additional /Extra items as on <u>31/01/2018</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

**TABLE-B**

**'Block-A, Block-B, Block-C, Block-D & Block E' in the Project 'PRABHU'S VIOLETTA'**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on <u>31/01/2018</u> date	<b>Rs.4,96,33,100.00</b>
2	Cost incurred as on <u>31/01/2018</u> (Based on the Estimated cost)	<b>Rs.0.00</b>
3	Work done in Percentage (As Percentage of the estimated cost)	<b>0%</b>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<b>Rs. 4,96,33,100.00</b>
5	Cost Incurred on Additional /Extra items as on <u>31/01/2018</u> not included in the Estimated Cost (Annexure A)	<b>Rs. Nil</b>

Yours Faithfully



ABHAY U KUNKOLIENKAR  
Engineer  
(TCP REG. No SE/0013/2010)  
(PWD/ENGR-310/92)

Abhay U. Kunkolienker  
B.E. (Civil)  
Reg. No. PWD / ENGR-310/92  
TCP Reg. No. SE/0013/2010

### Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

Sr. No	Particulars	Amounts
	Nil.	Nil.

#### **\*Note**

1. Estimate is purely of construction cost, does not include land cost, plot development, licensing approvals etc.
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. External development includes retaining walls for compound wall, compound wall, road works, landscape works and common utilities.
4. All components of work with specifications are indicative and not exhaustive.