

Behind
Aalsha
Theatre
Ponda
Goa
Phone
315615

Prakash S. P. Lawande
Consulting Engineer

II SHRI II

FORM-3
See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

Date:28-02-2019

To

M/s Alcon Developers.
1st floor, Velho Building,
Near Municipal Garden,
Panaji - Goa.

Subject : Certificate of Cost Incurred for Development/ Construction of 'Block-A, Block-B1, Block-B2, Block-C and Clubhouse & Society Office ' in the Project 'Sereno', situated on the Plot bearing chalta no.2(part),3,19,20,21,22 & 32 of p.t.sheet no.127 at Gogol-Margao., Goa, demarcated by its boundaries to the North part property of ch.1 Of PTS. 122 ; to the South : part property of PTS. 121; to the East : part property of ch.1 Of PTS. 121; to the West : Partly by cul-de-sac & partly by property of PTS. 127; of Gogol Margao City, Taluka Salcete, District South Goa PIN 403 601, admeasuring 3,549.00 sq.mts. area being developed by M/s Alcon Developers. [Promoter's Name]

Ref: Goa RERA Registration Number _____

Sir,

I, **Engr. Prakash S. P. Lawande**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 'Block-A, Block-B1, Block-B2, Block-C and Clubhouse & Society office ' of the Project 'Sereno', situated on the Plot bearing chalta no.2(part),3,19,20,21,22 & 32 of

p.t.sheet no.127 at Gogol-Margao .demarcated by its boundaries to the North part property of ch.1 Of PTS. 122 ; to the South : part property of PTS. 121; to the East : part property of ch.1 Of PTS. 121; to the West : Partly by cul-de-sac & partly by property of PTS. 127; of Gogol Margao City, Taluka Salcete, District South Goa PIN 403 601, admeasuring 3,549.00 sq.mts. area being developed by M/s Alcon Developers. [Promoter's Name]

Following technical professionals are appointed by 'M/s Alcon Developers':-

- (i) Mr. Dattakumar alias Sameer Nadkarni as Architect;
 - (ii) Mr. Prakash S. P. Lawande as Structural Consultant;
 - (iii) Mr. Ashok Joshi as MEP Consultant;
 - (iv) Ms. Neeta Naik as Quantity 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 'Block-A, Block-B1, Block-B2, Block-C and Clubhouse & Society Office ' of the Project 'Sereno'. 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 Ms.Neeta Naik quantity Surveyor appointed by M/s Alcon Developers, 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 'Block-A, Block-B1, Block-B2, Block-C And Clubhouse & Society Office' of the aforesaid project under reference as Rs. 14,71,00,640.00 (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-B1, Block-B2, Block-C And Club house & Society office ' from the South Goa Planning and Development Authority being the Planning Authority and Margao Muncipal Council Margao under whose jurisdiction the aforesaid project is being implemented.
 3. The Estimated Cost Incurred till date is calculated at Rs. NIL (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 'Block-A, Block-B1, Block-B2, Block-C and Clubhouse & Society office 'of the subject project to obtain Occupation Certificate/ Completion Certificate from **SGPDA** (planning Authority) and **Margao Municipal Council Margoa** is estimated at Rs. **14.71.00,640.00** (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 bearing Number: 'Block A' in the project named 'Sereno'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block A as on <u>28/02/2019</u> date	Rs. 5,48,42,300.00
2	Cost incurred as on <u>28/02/2019</u> (Based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (As Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,48,42,300.00
5	Cost Incurred on Additional /Extra items as on <u>28/02/2019</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-A

Building bearing Number: 'Block B1' in the project named 'Sereno'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block II as on <u>28/02/2019</u> date	Rs. 2,31,32,020.00
2	Cost incurred as on <u>28/02/2019</u> (Based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (As Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,31,32,020.00
5	Cost Incurred on Additional /Extra items as on <u>28/02/2019</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-A

Building bearing Number: 'Block B2 in the project named 'Sereno'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block III as on <u>28/02/2019</u> date	Rs.2,31,32,020.00
2	Cost incurred as on <u>28/02/2019</u> (Based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (As Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,31,32,020.00
5	Cost Incurred on Additional /Extra items as on <u>28/02/2019</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-A

Building bearing Number: 'Block C in the project named 'Sereno'.

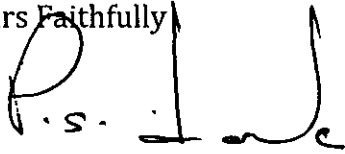
Sr. No	Particulars	Amounts
1	Total Estimated cost of the Block IV as on <u>28/02/2019</u> date	Rs. 2,31,13,915.00
2	Cost incurred as on <u>28/02/2019</u> (Based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (As Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,31,13,915.00
5	Cost Incurred on Additional /Extra items as on <u>28/02/2019</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-B

'Internal & External Development works including Amneties and facility in respect to entire registered phase ' for the Project 'Sereno'

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>28/02/2019</u> date	Rs. 2,28,80,385.00
2	Cost incurred as on <u>28/02/2019</u> (Based on the Estimated cost)	Rs Nil
3	Work done in Percentage (As Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,28,80,385.00
5	Cost Incurred on Additional /Extra items as on <u>28/02/2019</u> not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully



Signature of Engineer

(Licence No: SE / 0006 / 2010)

PRAKASH S. P. LAWANDE

PROFESSIONAL ENGINEER (CIVIL)
P.O. BOX 100, 411 005
T.C. ROAD, KATOL, PUNE - 411 005
SER. NO. 100/2010

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**

Estimate is purely of construction cost, does not include land cost, plot development, licensing approvals etc.

1. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
2. External development includes retaining walls for compound wall, compound wall, road works, landscape works and common utilities.
3. All components of work with specifications are indicative and not exhaustive.