

**Abhay U. Kunkolienkar**

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**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: 18-06-2020

To

Vianaar Infra LLP,  
378, MMM road Amritsar,  
Punjab - 143001, India.

**Subject : Certificate of Cost Incurred for Development/ Construction of La Verona, Villa Project, situated on the Plot bearing Survey No. 197/4-A, demarcated by its boundaries to the North: by a rivulet, to the South: by a Pubic way, to the East: property bearing survey no. 186/20 of village Assagao to the West: by property bearing survey nos. 186/18, 16, 54 and 17 of village Assagao in village Panchayat of Assagao, Taluka - Bardez, District - North Goa Pin 403 507, admeasuring 3000.00 sq.mts. being developed by 'VIANAAR INFRA LLP.'**

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 **La Verona, Villa Project, situated on the Plot bearing Survey No. 197/4-A, demarcated by its boundaries to the North: by a rivulet, to the South: by a Pubic way,**

to the East: property bearing survey no. 186/20 of village Assagao to the West: by property bearing survey nos. 186/18, 16, 54 and 17 of village Assagao in village Panchayat of Assagao, Taluka - Bardez, District - North Goa Pin 403 507, admeasuring 3000.00 sq.mts. being developed by 'VIANAAR INFRA LLP'.

1. Following technical professionals are appointed by 'VIANAAR INFRA LLP':-
  - (i) Naina Nagpal as Architect;
  - (ii) Mr. Abhay U Kunkolienkar as Structural Consultant;
  - (iii) Mr. NA as MEP Consultant;
  - (iv) Mr. Chetan Kundap as Site 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 **La Verona, Villa 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 Mr. NA quantity Surveyor appointed by **VIANAAR INFRA LLP.**, 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 **La Verona, Villa Project** of the aforesaid project under reference as Rs. **11,12,27,769.00** (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 **La Verona, Villa Project**. from the **Town and country Planning Department, Mapusa - Goa.** being the Planning Authority and village Panchayat of Assagao under whose jurisdiction the aforesaid project is being implemented.
4. 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.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the **La Verona, Villa Project**. of the subject project to obtain Occupation Certificate/

Completion Certificate from **TCP** (planning Authority) and **village Panchayat of Assagao** is estimated at Rs. **11,12,27,769.00** (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: 'Villa-1' in the project named '**La Verona**'.

| <b>Sr. No</b> | <b>Particulars</b>                                                                                               | <b>Amounts</b>          |
|---------------|------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1             | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 63,37,800.00</b> |
| 2             | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>          |
| 3             | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>               |
| 4             | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 63,37,800.00</b> |
| 5             | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>         |

**TABLE-A**

Building bearing Number: 'Villa-2' in the project named '**La Verona**'.

| <b>Sr. No</b> | <b>Particulars</b>                                                                                               | <b>Amounts</b>          |
|---------------|------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1             | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 63,37,800.00</b> |
| 2             | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>          |
| 3             | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>               |
| 4             | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 63,37,800.00</b> |
| 5             | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>         |

**TABLE-A**

Building bearing Number: 'Villa-3' in the project named 'La Verona'.

| <b>Sr. No</b> | <b>Particulars</b>                                                                                               | <b>Amounts</b>          |
|---------------|------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1             | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 63,37,800.00</b> |
| 2             | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>          |
| 3             | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>               |
| 4             | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 63,37,800.00</b> |
| 5             | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>         |

**TABLE-A**

Building bearing Number: 'Villa-4' in the project named 'La Verona'.

| <b>Sr. No</b> | <b>Particulars</b>                                                                                               | <b>Amounts</b>          |
|---------------|------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1             | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 63,37,800.00</b> |
| 2             | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>          |
| 3             | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>               |
| 4             | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 63,37,800.00</b> |
| 5             | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>         |

**TABLE-A**

Building bearing Number: 'Villa-5' in the project named 'La Verona'.

| <b>Sr. No</b> | <b>Particulars</b>                                                                                               | <b>Amounts</b>          |
|---------------|------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1             | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 63,37,800.00</b> |
| 2             | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>          |
| 3             | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>               |
| 4             | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 63,37,800.00</b> |
| 5             | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>         |

**TABLE-A**

Building bearing Number: 'Villa-6' in the project named 'La Verona'.

| <b>Sr. No</b> | <b>Particulars</b>                                                                                               | <b>Amounts</b>          |
|---------------|------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1             | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 63,37,800.00</b> |
| 2             | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>          |
| 3             | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>               |
| 4             | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 63,37,800.00</b> |
| 5             | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>         |

**TABLE-A**

Building bearing Number: 'Villa-7' in the project named 'La Verona'.

| Sr. No | Particulars                                                                                                      | Amounts                 |
|--------|------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 63,37,800.00</b> |
| 2      | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>          |
| 3      | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>               |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 63,37,800.00</b> |
| 5      | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>         |

**TABLE-A**

Building bearing Number: 'Villa-8' in the project named 'La Verona'.

| Sr. No | Particulars                                                                                                      | Amounts                 |
|--------|------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 63,37,800.00</b> |
| 2      | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>          |
| 3      | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>               |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 63,37,800.00</b> |
| 5      | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>         |

**TABLE-A**

Building bearing Number: 'Villa-9' in the project named 'La Verona'.

| <b>Sr. No</b> | <b>Particulars</b>                                                                                               | <b>Amounts</b>          |
|---------------|------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1             | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 63,37,800.00</b> |
| 2             | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>          |
| 3             | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>               |
| 4             | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 63,37,800.00</b> |
| 5             | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>         |

**TABLE-A**

Building bearing Number: 'Villa-10' in the project named 'La Verona'.

| <b>Sr. No</b> | <b>Particulars</b>                                                                                               | <b>Amounts</b>          |
|---------------|------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1             | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 63,37,800.00</b> |
| 2             | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>          |
| 3             | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>               |
| 4             | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 63,37,800.00</b> |
| 5             | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>         |

**TABLE-A**

Building bearing Number: 'Villa-11' in the project named 'La Verona'.

| <b>Sr. No</b> | <b>Particulars</b>                                                                                               | <b>Amounts</b>          |
|---------------|------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1             | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 63,37,800.00</b> |
| 2             | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>          |
| 3             | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>               |
| 4             | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 63,37,800.00</b> |
| 5             | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>         |

**TABLE-A**

Building bearing Number: 'Villa-12' in the project named 'La Verona'.

| <b>Sr. No</b> | <b>Particulars</b>                                                                                               | <b>Amounts</b>            |
|---------------|------------------------------------------------------------------------------------------------------------------|---------------------------|
| 1             | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 1,22,35,600.00</b> |
| 2             | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>            |
| 3             | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>                 |
| 4             | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 1,22,35,600.00</b> |
| 5             | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>           |

**TABLE-A**

Building bearing Number: 'Villa-14' in the project named 'La Verona'.

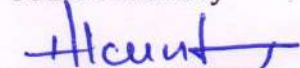
| Sr. No | Particulars                                                                                                      | Amounts                   |
|--------|------------------------------------------------------------------------------------------------------------------|---------------------------|
| 1      | Total Estimated cost of the Building as on <u>18/06/2020</u> date                                                | <b>Rs. 1,22,35,600.00</b> |
| 2      | Cost incurred as on <u>18/06/2020</u><br>(Based on the Estimated cost)                                           | <b>Rs. Nil</b>            |
| 3      | Work done in Percentage<br>(As Percentage of the estimated cost)                                                 | <b>0%</b>                 |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                         | <b>Rs. 1,22,35,600.00</b> |
| 5      | Cost Incurred on Additional /Extra items as on <u>18/06/2020</u> not included in the Estimated Cost (Annexure A) | <b>Rs. Nil.</b>           |

**TABLE-B**

**'Villa-1, Villa-2, Villa-3, Villa-4, Villa-5, Villa-6, Villa-7, Villa-8, Villa-9, Villa-10, Villa-11, Villa-12, Villa-14' in the Project "La Verona".**

| 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>13/06/2020</u> date | <b>Rs.1,70,40,769.00</b>  |
| 2      | Cost incurred as on <u>13/06/2020</u> (Based on the Estimated cost)                                                                               | <b>Rs. Nil</b>            |
| 3      | Work done in Percentage<br>(As Percentage of the estimated cost)                                                                                  | <b>0%</b>                 |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                          | <b>Rs. 1,70,40,769.00</b> |
| 5      | Cost Incurred on Additional /Extra items as on <u>13/06/2020</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)

| <b>Sr. No</b> | <b>Particulars</b> | <b>Amounts</b> |
|---------------|--------------------|----------------|
|               | 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.