

MILIND K. HEGDE

B. E. (Civil) Bom. Arch. Eng.(I.E)

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Consulting Civil Engineers,
Architectural Planners and
Govt. Registered Valuers.

3rd Floor, Pristonia Chambers, New Market, Margao,
Goa 403 601 Ph: (O) 2736534, Cell: 9422057011

FORM - 3

ENGINEER'S CERTIFICATE

Date: 31st January 2018

To,
Akar Infra & Realty,
Lake Plaza, Opp Nehru Stadium,
Fatorda, Margao,
Goa 403602

Subject: Certificate of Cost Incurred for Development of Row Villas on Plots No. 100 & 112 of the Project Akar Suburbia – Row Villas situated on the Plot bearing Survey No. 146/19 on Plot Nos. 100 & 112 demarcated by its boundaries 8m Wide Road to the North, 8m Wide Road to the South, 8m Wide Road to the East, 10m Wide Road to the West, under Cuncolim Municipality, Salcete taluka in the South Goa District admeasuring 3059.7 sq.mts. area being developed by Akar Infra & Realty.

Reference: Project Proposed for Goa RERA Registration

Sir,

I Milind Hegde have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being Row Villas on Plots No. 100 & 112, situated on the Plot bearing Survey No. 146/19 on Plots No. 100 & 112 demarcated by its boundaries 8m Wide Road to the North, 8m Wide Road to the South, 8m Wide Road to the East, 10m Wide Road to the West, under Cuncolim Municipality, Salcete taluka in the South Goa District admeasuring 3059.7 sq.mts. area being developed by Akar Infra & Realty.

1. Following technical professionals are appointed by Owner/Promoter:-

- (i) M/s. Sawant & Associates as Architect;
- (ii) Shri Milind Hegde as Structural Consultant;

2. We have estimated the cost of construction towards the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works,

Milind Hegde

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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 Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by me, 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 towards completion of the Row Villas of the aforesaid project under reference as Rs.7,82,71,756 (Rs.Seven crores eighty two lakhs seventy one thousand seven hundred fifty six only) (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 Row Villas from Town & Country Planning being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.2,58,83,140 (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 Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from Town & Country Planning is estimated at Rs. 5,23,88,616 (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 Villas 100-111 on Plot No. 100

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31-01-2018 is	Rs.3,65,09,387
2	Cost incurred as on 31-01-2018 based on the Estimated cost is	Rs.1,92,83,387
3	Work done in Percentage (as Percentage of the estimated cost)	53%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,72,26,000
5	Cost Incurred on Additional/Extra Items as on 31-01-2018 not included in the Estimated Cost (Annexure A)	Rs. 0

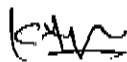
TABLE A
Row Villas 112-123 on Plot No. 112

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31-01-2018 is	Rs.3,67,62,369
2	Cost incurred as on 31-01-2018 based on the Estimated cost is	Rs.65,99,753
3	Work done in Percentage (as Percentage of the estimated cost)	18%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.3,01,62,616
5	Cost Incurred on Additional/Extra Items as on 31-01-2018 not included in the Estimated Cost (Annexure A)	Rs. 0

TABLE B
Internal & External Development Works in Respect of the Row Villas 100-123 on plots No. 100 & 112

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31-01-2018 is	Rs.50,00,000
2	Cost incurred as on 31-01-2018 (based on the Estimated cost)	Rs.0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.50,00,000
5	Cost Incurred on Additional/Extra Items as on 31-01-2018 not included in the Estimated Cost (Annexure A)	Rs. 0

Yours faithfully



Milind Hegde
(Reg. No. SE/0049/2011
with TCP Dept. of Govt. of Goa)

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