

Abhay U. Kunkolienkar

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

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GSTIN : 30ADGPK3618R1ZD

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: 20-05-2023

To

Tridentia Developers
1st Floor, Prudential Panache
Near Chinmaya Mission,
Gogol, Margao -Goa.

Subject : Certificate of Cost Incurred for Development/ Construction of 'Block-A, Block-B, Block-C, Block-D & Block-E of Phase- I' in the Project 'TRIDENTIA PANACHE', situated on the Plot bearing Chalta No. 34 of P. T. Sheet No. 129 at Gogol, Margao, Goa, demarcated by its boundaries to the North: by the drain beyond which lie sub-divisions No. 6, 7 & 9 of Chalta No. 1 of P. T. Sheet No. 129 & Chalta No. 2 of P. T. Sheet No. 129 , to the South: by Chalta Nos. 4, 5, 6, 9, 12, 13 & 19 of P. T. Sheet No. 129 and Chalta No. 13 of P. T. Sheet No. 128, to the East: by the land bearing Chalta No. 2 of P. T. Sheet No. 128 , to the West: by the land bearing Chalta No. 35 of P. T. Sheet No. 129 in Municipal Council of Margao , Taluka - Salcete, District - South Goa Pin 403 601, admeasuring 15,536.00 sq.mts. being developed by 'Tridentia Developers.'

Ref: Goa RERA Registration Number PRGO05180416

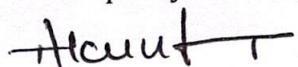
Sir,

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 Phase- I' of the Project

Account

'TRIDENTIA PANACHE', situated on the Plot bearing Chalta No. 34 of P. T. Sheet No. 129 at Gogol, Margao, Goa, demarcated by its boundaries to the North: by the drain beyond which lie sub-divisions No. 6, 7 & 9 of Chalta No. 1 of P. T. Sheet No. 129 & Chalta No. 2 of P. T. Sheet No. 129, to the South: by Chalta Nos. 4, 5, 6, 9, 12, 13 & 19 of P. T. Sheet No. 129 and Chalta No. 13 of P. T. Sheet No. 128, to the East: by the land bearing Chalta No. 2 of P. T. Sheet No. 128, to the West: by the land bearing Chalta No. 35 of P. T. Sheet No. 129 in Municipal Council of Margao, Taluka - Salcete, District - South Goa Pin 403 601, admeasuring 15,536.00 sq.mts. being developed by **'Tridentia Developers.'**

1. Following technical professionals are appointed by **'Tridentia Developers'**:
 - (i) Mr. Kundan V Prabhu as Architect;
 - (ii) Mr. Abhay U Kunkolienkar as Structural Consultant;
 - (iii) Mr. Ashok Joshi as MEP Consultant;
 - (iv) Mr. Kapil Moye 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 Phase- I'** of the Project **'TRIDENTIA PANACHE'**. 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. Kapil Moye quantity Surveyor appointed by **Tridentia Developers**, 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 had estimated Total Estimated Cost of completion of the **'Block-A, Block-B, Block-C, Block-D & Block-E of Phase- I'** of the aforesaid project under reference as Rs. 104,88,92,801.00 as per our Certificate (i.e. FORM -3) issued to the Developers on 16/02/2018. The said cost is further revised to Rs. 127,04,27,840.00 as per our estimates dt. 20/05/2023. The Developer have already completion **Block 'A', Block 'B' and Block 'C' of Phase -I** and have obtained Completion Certificate for **Block 'A' & Block 'B'** on 05/02/2019 and Occupancy Certificate on 07/06/2019 and The Developer obtained Completion



Certificate for Block 'C' on 04/01/2023 and Occupancy Certificate on 13/02/2023. Hence, we now estimate Total Estimated Cost of completion of the **Block-D & Block-E of Phase- I** of the aforesaid project under reference. 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-D & Block-E of Phase- I**' from the South Goa Planning and Development Authority being the Planning Authority and Municipal Council of Margao under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date for '**Block-A, Block -B, Block-C, Block-D & Block-E of Phase- I**' is calculated at Rs. 111,65,04,527.00 (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 '**Block-C, Block-D & Block-E of Phase- I**' of the subject project to obtain Occupation Certificate/ Completion Certificate from SGPDA (planning Authority) and Municipal Council of Margao is estimated at Rs. 15,39,23,313.00 (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

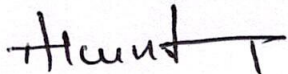


TABLE-A

Building bearing Number: 'Block-A, Block-B, Block-C, Block-D & Block- E of Phase- I' in the project named 'TRIDENTIA PANACHE'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the 'Block-A, Block-B, Block-C, Block-D & Block- E' as on 31/01/2018	Rs.98,88,92,801.00
Add:	Appx Increase in Estimated cost of the Block-A, Block-B, Block-C, Block-D & Block- E' as on 20/05/2023	Rs. 22,15,35,039.00
	Total Estimated cost as on 20/05/2023	Rs. 121,04,27,840.00
2	Cost incurred as on <u>20/05/2023</u> (Based on the Estimated cost)	Rs. 110,68,86,124.84
3	Work done in Percentage (As Percentage of the estimated cost)	91.44 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,35,41,715.16
5	Cost Incurred on Additional /Extra items as on 20/05/2023 not included in the Estimated Cost (Annexure A)	Rs. Nil.

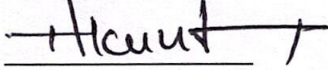
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TABLE-B

'Block-A, Block -B, Block-C, Block-D & Block -E of Phase- I' in the Project 'TRIDENTIA PANACHE'

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>20/05/2023</u>	Rs.6,00,00,000.00
2	Cost incurred as on <u>20/05/2023</u> (Based on the Estimated cost)	Rs. 96,18,402.16
3	Work done in Percentage (As Percentage of the estimated cost)	16.03%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,03,81,597.84
5	Cost Incurred on Additional /Extra items as on <u>20/05/2023</u> not included in the Estimated Cost (Annexure A)	Rs. Nil

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.