



Off.: BT-15 and BT-7, 3rd Flr., Campal Trade Centre,  
Behind Military Hospital, Campal, Panaji, Goa - 403 001.

**PARESH GAITONDE**

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B. E.(Civil). AMIE.FIV CHARTERED ENGINEER

**R.C.C. Consultant, Approved Valuer**

FORM-3

**ENGINEER'S CERTIFICATE**

Date:28-09-2022

To

M/s Alcon Constructions (Goa) Pvt. Ltd.  
1<sup>st</sup> floor, Velho Building,  
Near Municipal Garden,  
Panaji – Goa.

**Subject : Certificate of Cost Incurred for Development/ Construction of 4 No. of Buildings and connecting Atrium of the Project 'The Emblem' situated on the Plot bearing Survey no. 155/1, subdivided plot no 84 & 85 demarcated by its boundaries to the North : 8.0 mtr. wide Road ; to the South : 8.0 mtr. wide road to the East :Utility Plot No 86; to the West : Plot No 82 of Village Panchayat of Arpora Taluka Bardez, District: North Goa PIN 403 516, admeasuring 1695sq.mts. area being developed by M/s Alcon Constructions (Goa) Pvt. Ltd.**

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

Sir,

I, **Engr. Paresh Gaitonde**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being Construction of 4 No. of Buildings and connecting Atrium of the Project 'The Emblem' situated on the Plot bearing Survey no. 155/1, subdivided plot no 84 & 85 demarcated by its boundaries to the North : 8.0 mtr. wide Road ; to the South : 8.0 mtr. wide road to the East :Utility Plot No 86; to the West : Plot No 82 of Village Panchayat of Arpora Taluka Bardez, District: North Goa PIN 403 516, admeasuring 1695sq.mts. area being developed by M/s Alcon Constructions (Goa) Pvt. Ltd.

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1. Following technical professionals are appointed by 'M/s Alcon Constructions (Goa) Pvt. Ltd.':-
  - (i) Mr. Arijeet Raikar as Architect;
  - (ii) Mr. Paresh Gaitonde as Structural Consultant;
  - (iii) Mr. Ashok Joshi as MEP Consultant;
  - (iv) Ms. Neeta 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 'Building A1, Buiding A2, Buiding B1, Building B2 & atrium of the Project 'The Emblem'. 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 Constructions (Goa) Pvt. Ltd., 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 'Building A1, Buiding A2, Buiding B1, Building B2 & Atrium' of the aforesaid project under reference as Rs. 19,93,84,680.00 (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 'Building A1, Buiding A2, Buiding B1, Building B2 & Atrium' from the North Goa Planning and Development Authority being the Planning Authority and village Panchayat of Arpora under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 3,77,000.00 (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 'Building A1, Buiding A2, Buiding B1, Building B2 & atrium' of the subject project to obtain Occupation Certificate/ Completion Certificate from NGPDA (planning Authority) and village Panchayat of Arpora is estimated at Rs. 19,90,07,680.00 (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

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**TABLE-A**

Building bearing Number: 'Building A1 in the project named 'The Emblem'

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building as on <u>20/09/2022</u> date	<b>Rs. 4,00,44,660.00</b>
2	Cost incurred as on <u>20/09/2022</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. 4,00,44,660.00</b>
5	Cost Incurred on Additional /Extra items as on <u>20/09/2022</u> not included in the Estimated Cost (Annexure A)	<b>Rs. Nil.</b>

**TABLE-A**

Building bearing Number: 'Building A2 in the project named 'The Emblem'

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building as on <u>20/09/2022</u> date	<b>Rs. 5,72,27,080.00</b>
2	Cost incurred as on <u>20/09/2022</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. 5,72,27,080.00</b>
5	Cost Incurred on Additional /Extra items as on <u>20/09/2022</u> not included in the Estimated Cost (Annexure A)	<b>Rs. Nil.</b>

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**TABLE-A**

Building bearing Number: 'Building B1 in the project named "The Emblem"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building as on <u>20/09/2022</u> date	<b>Rs. 3,32,46,670.00</b>
2	Cost incurred as on <u>20/09/2022</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. 3,32,46,670.00</b>
5	Cost Incurred on Additional /Extra items as on <u>20/09/2022</u> not included in the Estimated Cost (Annexure A)	<b>Rs. Nil.</b>

**TABLE-A**

Building bearing Number: 'Building B2 in the project named "The Emblem"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building as on <u>20/09/2022</u> date	<b>Rs. 3,12,47,095.00</b>
2	Cost incurred as on <u>20/09/2022</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. 3,12,47,095.00</b>
5	Cost Incurred on Additional /Extra items as on <u>20/09/2022</u> not included in the Estimated Cost (Annexure A)	<b>Rs. Nil.</b>

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**TABLE-B**

**'Buildings A1,A2,B1,B2 & Atrium ' in the Project 'The Emblem'**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on 20/09/2022 date	<b>Rs. 3,76,19,175.00</b>
2	Cost incurred as on <u>20/09/2022</u> (Based on the Estimated cost)	<b>Rs.3,77,000.00</b>
3	Work done in Percentage (As Percentage of the estimated cost)	<b>1.0%</b>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<b>Rs. 3,72,42,175.00</b>
5	Cost Incurred on Additional /Extra items as on <u>20/09/2022</u> not included in the Estimated Cost (Annexure A)	<b>Rs. Nil</b>

Yours Faithfully

**PARESH GAITONDE**  
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**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.

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