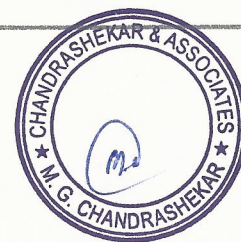




CHANDRASHEKAR & ASSOCIATES

Consulting Structural Engineer, Valuer and Quantity Surveyors

Form 3



See Rule 5(1) (a) (ii)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account- Project wise)

Date : 18-12-2017

To

M/S URBANIA DEVELOPERS

Office No.201B, Mathias Plaza Building, 18th June Road, Panjim.

Subject: Certificate of percentage of completion of construction work of Proposed **Phase I** of the project **Urbania Villas** (Goa RERA Registration Number- NIL) Situated on the plot bearing **Amalgamated Plots bearing D 23 – 30 OF SURVEY NO. 52/1 (PART) OF VILLAGE PILERNE**. **Phase I** is demarcated by its boundaries to the North – By **Urbania Villas No. 4 & 13** to the South- By **Proposed Urbania Villas No. 7 & 10** to the East By **Road** to the West by **Road** within **Village Panchayat Pilerne - Marra , Taluka Bardez , District North – Goa PIN 403114** admeasuring **1229.9 SQ.MT.** being land area of **Phase I** developed by **M/S URBANIA DEVELOPERS**.

Ref: Goa RERA Registration Number **NIL**

Sir,

I, **M.G. CHANDRASHEKAR**, have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, Construction work of **Phase I** of the Project **Urbania Villas**, Situated on the plot bearing **Amalgamated Plots bearing D 23 – 30 OF SURVEY NO. 52/1 (PART) OF VILLAGE PILERNE** within **Village Panchayat Pilerne - Marra , Taluka Bardez , District North – Goa PIN 403114** admeasuring **1229.9 SQ.MT.** being land area of **Phase I** developed by **M/S URBANIA DEVELOPERS**.

Following technical professionals are appointed by Owner/Promoter : _

- | | | |
|-------|---------------------------------|--------------------------|
| (i) | M/S/Shri/Smt AJAY S. SARDESAI | as Architect |
| (ii) | M/S/Shri/Smt M.G. CHANDRASHEKAR | as Structural Consultant |
| (iii) | M/S/Shri/Smt NOT APPLICABLE | as MEP Consultant |
| (iv) | M/S/Shri/Smt SHIRISH SARDESAI | as Quantity Surveyor* |

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, of the Civil, MEP and allied works, 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 **SHIRISH SARDESAI** (Quantity Surveyor) appointed by Developer/Engineer, 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 building(s) of the aforesaid project under reference as **Rs.3,29,94,000/-** (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(S) from the **Town and Country Planning Department, Mapusa / Village Panchayat of Pilerne- Marra** being the planning authority under whose jurisdiction the aforesaid project is being implemented.
3. The estimated Cost Incurred till date is calculated at **Rs. 2,64,00,000/-** (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 Building(s) of the subject project to obtain Occupation Certificate/Completion certificate from **Town and Country Planning Department, Mapusa / Village Panchayat of Pilerne- Marra** is estimated at **Rs 65,94,000/-** (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:
Building/Wing bearing Number Phase I- Villa No. **5, 6 , 11 and 12 .**

Table A

Building/Wing Number Phase I- VILLA 5 (Type R)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 18-12-2017 date of Registration is	Rs.79,48,500/-
2	Cost incurred as on 18-12-2017 (based on the Estimated cost)	Rs..64,25,000/-
3	Work done in percentage (As percentage of the estimated cost)	80.83%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs.15,23,500/-
5	Cost incurred on additional / Extra Items As on 18-12-2017not included in The Estimated Cost (Annexure A)	NIL



Table A

Building/Wing Number Phase I- VILLA 6 (Type R)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 18-12-2017 date of Registration is	Rs.79,48,500/-
2	Cost incurred as on 18-12-2017 (based on the Estimated cost)	Rs..64,25,000/-
3	Work done in percentage (As percentage of the estimated cost)	80.83%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs.15,23,500/-
5	Cost incurred on additional / Extra Items As on 18-12-2017 not included in The Estimated Cost (Annexure A)	NIL

Table A

Building/Wing Number Phase I VILLA- 11 (Type R)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 18-12-2017 date of Registration is	Rs.79,48,500/-
2	Cost incurred as on 18-12-2017 (based on the Estimated cost)	Rs..64,25,000/-
3	Work done in percentage (As percentage of the estimated cost)	80.83%
4	Balance Cost to be Incurred (Based On Estimated Cost)	Rs.15,23,500/-
5	Cost incurred on additional / Extra Items As on 18-12-2017 not included in The Estimated Cost (Annexure A)	NIL

Table A

Building/Wing Number Phase I VILLA- 12 (Type R)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 18-12-2017 date of Registration is	Rs.79,48,500/-
2	Cost incurred as on 18-12-2017 (based on the Estimated cost)	Rs..64,25,000/-
3	Work done in percentage (As percentage of the estimated cost)	80.83%
4	Balance Cost to be Incurred	Rs.15,23,500/-

	(Based On Estimated Cost)	
5	Cost incurred on additional / Extra Items As on 18-12-2017 not included in The Estimated Cost (Annexure A)	NIL

Table B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on 18-12-2017 date of Registration is	12,00,000/-
2	Cost incurred as on 18-12-2017 (Based on the Estimated cost)	7,00,000/-
3	Work done in percentage (As percentage of the estimated cost)	58%
4	Balance Cost to be Incurred (Based On Estimated Cost)	5,00,000/-
5	Cost incurred on additional / Extra Items As on 18-12-2017 not included in The Estimated Cost (Annexure A)	NOT APPLICABLE

Yours faithfully,

Signature of Engineer

(Licence No.: TCP / SE / 0052/ 2010)


M. G. CHANDRASHEKAR
 REG. No. TCP/SE/0052/2010
 B2/G2, NADANBAN HSG. SOCIETY
 NEAR T.B. HOSPITAL, CARANZALEM POST,
 TALEIGAO ROAD, ST. INEZ, GOA.

Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*)Quantity survey can be done by office of Engineer or can be done by an independent Quantity Survey or, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity survey or being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked(*).
3. The estimated cost includes all about, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real

- estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specification sere in dilative and note exhaustive.



Annexure A

List of Extra/Additional Items executed with cost
(Which were not part of the original Estimate of Total Cost)

NOT APPLICABLE