

Form 3
See Rule 5(1) (a) (ii)

ENGINEER'S CERTIFICATE

Date: 24.08.2019

To,
Urban Alchemy,
2nd floor, Anant Enclave,
Victor Hospital Road,
Malbhat, Margao,
Goa-403601

Subject: Certificate of Percentage of Completion of Construction Work of Commercial cum residential complex situated on the Plot bearing PT Sheet no 221 Chalta No. 1 demarcated by its boundaries Chalta No 3 ,PTS sheet No. 202 to the North, Chalta No 3 PTS 221 to the South , Proposed 20.0 m wide main road to the East and Existing fresh water Nalla to the West, Margao Municipality, taluka Salcete, District South Goa ,PIN 403601 , admeasuring 1321.00 sq.mts. Area being developed by Urban Alchemy.

Ref: **GOA RERA Registration Number** _____

Sir,

I Mr. Vidhyadhar S. Kakodkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being Commercial cum residential complex situated on the Plot bearing PT Sheet no 221 Chalta No. 1 demarcated by its boundaries Chalta No 3 ,PTS sheet No. 202 to the North, Chalta No 3 PTS 221 to the South , Proposed 20.0 m wide main road to the East and Existing fresh water Nalla to the West , Margao Municipality, taluka Salcete, District South Goa ,PIN 403601 , admeasuring 1321.00 sq.mts. Area being developed by Urban Alchemy.

1. Following technical professionals are appointed by Promoter:-Urban Alchemy.

- (i) Shri Ankit J. Prabhudessai as Architect;
- (ii) Shri Vidhyadhar S.Kakodkar as Structural Consultant
- (iii) Shri Ankit J. Prabhudessai as MEP Consultant
- (iv) Shri Vidhyadhar S.Kakodkar as Quantity Surveyor *

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(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 Vidhyadhar S.Kakodkar 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.


VIDHYADHAR KAKODKAR
CONSULTING CIVIL & STRUCTURAL ENGINEERS
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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs13,69,83,250/- (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 Margao Municipal Council and South Goa Planning And Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 0.00/- (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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Margao Municipal Council and South Goa Planning And Development Authority (planning Authority) is estimated at Rs13,69,83,250/- (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 called UA- Prabha

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total estimated cost of the building/wing As on 24/08/2019 date of registration is	Rs 12,69,83,250/-
2	Cost incurred as on 24/08/2019 (based on the Estimated cost)	Rs 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 12,69,83,250/-
5	Cost Incurred on Additional /Extra Items as on 24/08/2019 not included in the Estimated Cost (Annexure A)	Rs 0.00/-

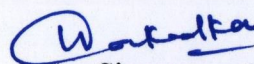


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TABLE B

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24/08/2019 date of Registration is	Rs1,00,00,000/-
2	Cost incurred as on 24/08/2019 (based on the Estimated cost)	Rs 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs1,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 24/08/2019 not included in the Estimated Cost (Annexure A)	Rs 0.00 /-

Yours faithfully,



Signature of Engineer
(License No. _____)

VIDHYADHAR KAKODKAR
TCP REG. No.: SE/0042/2010

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