

Abhay U. Kunkolienkar

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

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GSTIN : 30ADGPK3618R1ZD

ANNEXURE -16

FORM-3

ENGINEER'S CERTIFICATE

Date: 10-08-2025

To

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

Subject : Certificate of Cost Incurred for Development/ Construction of Residential cum Commercial building "The Palazzo" & compound wall in plot B1 of land bearing survey no 32 /0 situated at Ponda village in Ponda Taluka Goa State demarcated by its boundaries to the North : Municipal Road leading to Varkhand ; to the South : Nallah ,to the East : Small Water Drain; to the West : Remaining part of Survey Number 32 sub-division 0 in village Panchayat of Ponda, Taluka - Ponda, District - South Goa Pin 403 401, admeasuring 4530 sq.mts. being developed by 'M/s Alcon Constructions (Goa) Pvt. Ltd.'

Ref: Goa RERA Registration Number _____

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 Residential cum Commercial building "The Palazzo" & compound wall in plot B1 of land bearing survey no 32 /0 situated at Ponda village in Ponda Taluka Goa State demarcated by its boundaries to the North : Municipal Road leading to Varkhand ; to the South : Nallah ,to the East : Small Water Drain; to the West : Remaining part of Survey Number 32 sub-division 0 in village Panchayat of Ponda, Taluka - Ponda, District - South Goa Pin 403

401, admeasuring 4530 sq.mts. being developed by 'M/s Alcon Constructions (Goa) Pvt. Ltd.'

1. Following technical professionals are appointed by 'M/s Alcon Constructions (Goa) Pvt. Ltd.':-
 - (i) Mr. Kundan Prabhu as Architect;
 - (ii) Mr. Abhay U Kunkolienkar 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 '**Residential cum Commercial building**' of the Project '**The Palazzo**'. 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 Project '**The Palazzo**' of the aforesaid project under reference as Rs. **46,74,80,848.00** (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 '**The Palazzo**' from the **South Goa Planning and Development Authority** being the Planning Authority and **village Panchayat of Ponda** under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **65,71,325.00** (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 'Palazzo' project to obtain Occupation Certificate/ Completion Certificate from **SGPDA** (planning Authority) and **village Panchayat of Ponda** is estimated at Rs. **46,09,09,523.00** (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

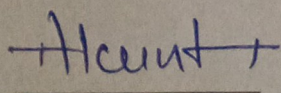
TABLE-A Building named 'The Palazzo'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the project "Palazzo" as on <u>31/07/2025</u> date	Rs. 46,00,46,848.00
2	Cost incurred as on <u>31/07/2025</u> (Based on the Estimated cost)	Rs. 65,71,325
3	Work done in Percentage (As Percentage of the estimated cost)	1.42%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45,34,75,523.00
5	Cost Incurred on Additional /Extra items as on <u>31/07/2025</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-B - Internal and External Development Works at 'The Palazzo'

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>31/07/2025</u> date	Rs. 74,34,000.00
2	Cost incurred as on <u>31/07/2025</u> (Based on the Estimated cost)	Rs. 00.00
3	Work done in Percentage (As Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 74,34,000.00
5	Cost Incurred on Additional /Extra items as on <u>31/07/2025</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)

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B.E. (Civil)
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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.