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Consulting Civil Engineers,
Architectural Planners and
Govt. Registered Valuers.

FORM - 3

ENGINEER'S CERTIFICATE

Date: 31st January 2018

To,
Akar Creations Pvt. Ltd.,
Lake Plaza, Opp Nehru Stadium,
Fatorda, Margao,
Goa 403602

Subject: Certificate of Cost Incurred for Development of Commercial building Project Akar Sanjewels being constructed in the property situated in Chalta No. 14 of P.T. Sheet No. 239 of Margao City Survey, Martires Dias Road, Margao, Goa demarcated by its boundaries: by properties bearing Chalta Nos. 8 & 15 of P.T. Sheet No. 239 to the North, By public road known as 'Martires Dias Road' to the South, by property bearing Chalta No. 16 of P. T. Sheet No. 239 to the East, By property bearing Chalta No. 8 of P. T. Sheet No. 239 to the West, under Margao Municipality, Salcete taluka in the South Goa District admeasuring 441.0 sq.mts. area being developed by Akar Creations Private Limited.

Reference: Project Proposed for Goa RERA Registration

Sir,

I Milind Hegde have undertaken assignment of certifying Estimated Cost for the Subject Real Estate building Project proposed to be registered under GoaRERA, being Commercial Project Akar Sanjewels being constructed in the property situated in Chalta No. 14 of P.T. Sheet No. 239 of Margao City Survey, Martires Dias Road, Margao, Goa demarcated by its boundaries: by properties bearing Chalta Nos. 8 & 15 of P.T. Sheet No. 239 to the North, By public road known as 'Martires Dias Road' to the South, by property bearing Chalta No. 16 of P. T. Sheet No. 239 to the East, By property bearing Chalta No. 8 of P. T. Sheet No. 239 to the West, under Margao Municipality, Salcete taluka in the South Goa District admeasuring 441.0 sq.mts. area being developed by Akar Creations Private Limited.

1. Following technical professionals are appointed by Owner/Promoter:-

- (i) M/s. Sawant & Associates as Architect;
- (ii) Shri Milind Hegde as Structural Consultant;



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2. We have estimated the cost towards construction and 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 me, 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 towards the completion of the aforesaid building project under reference as Rs. 3,70,24,039 (Rs.Three crores seventy lakhs twenty four thousand thirty nine only) (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 Row Villas from Town & Country Planning being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.2,07,39,039 (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 Town & Country Planning is estimated at Rs. 1,62,85,000 (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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31-01-2018 is	Rs.3,70,24,039
2	Cost incurred as on 31-01-2018 based on the Estimated cost is	Rs.2,07,39,039
3	Work done in Percentage (as Percentage of the estimated cost)	56%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,28,85,000
5	Cost Incurred on Additional/Extra Items as on 31-01-2018 not included in the Estimated Cost (Annexure A)	Rs. 0




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TABLE B
Internal & External Development Works in Respect of the Commercial 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 31-01-2018 is	Rs.34,00,000
2	Cost incurred as on 31-01-2018 (based on the Estimated cost)	Rs.0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.34,00,000
5	Cost Incurred on Additional/Extra Items as on 31-01-2018 not included in the Estimated Cost (Annexure A)	Rs. 0

Yours faithfully


Milind Hegde
(Reg. No. SE/0049/2011
with TCP Dept. of Govt. of Goa)