

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 :31/01/2018

To
M/s Alcon Developers
1st floor, Velho Building,
Near Municipal Garden,
Panaji - Goa.

Subject: Certificate of Cost Incurred for Development of Construction Work of 6 Nos. of Villas B-11, B-12, B-14, D-15, E-16 & E-17, Phase- II of the Project Serenity Avenue situated on the Plot no 68-D in Survey no. 13/1, 2 & 3 demarcated by its boundaries For Villa B-11

to the North : Municipal boundary of Panaji city; to the South: Internal access;
to the East : Villa C-10 ; to the West : Villa B-12

For Villa B-12

to the North : Municipal boundary of Panaji city ; to the South: Internal access ; to the East : Villa B-11 ; to the West: internal access ;

For Villa B-14

to the North : Municipal boundary of Panaji city ; to the South : Internal access ;
to the East : Internal access ; to the West : Villa D-15 ;

For Villa E-16

to the North : Internal access ; to the South : Open Space ;
to the East : Villa E-17 ; to the West : Open Space ;

For Villa D-15 to the North : Municipal boundary of Panaji city; to the South : Common areas; to the East: Villa B-14 ; to the West : Open space ;

For Villa E-17 to the North : Common areas; to the South : Open space ;
to the East: Sy. No. 13/3; to the West : Villa B-14 ;

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of Village Panchayat of Chimbhel, Taluka Tiswadi, District North Goa
PIN 403 006, admeasuring 2297.00 sq.mts. area being developed by M/s
Alcon Developers

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 6 nos. of villas **B-11, B-12, B-14, D-15, E-16 & E-17, of the Phase - II** of the Project, situated on the plot no. 68-D in Survey no. 13/1, 2 & 3 of Village Panchayat of Chimbhel, Taluka Tiswadi District North Goa PIN 403 006, admeasuring 2297.00 sq.mts. area being developed by **M/s Alcon Developers**

1. Following technical professionals are appointed by '**M/s Alcon Developers :-**
 - (i) Mr. Sachin Agshikar as Architect;
 - (ii) Mr. Paresh Gaitonde as Structural Consultant;
 - (iii) Mr. -nil - 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 '**B-11, B-12, B-14, D-15, E-16 & E-17, of the Phase - II**' of the Project '**Serenity Avenue**'. 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 Developers.**, 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 '**villas B-11, B-12, B-14, D-15, E-16 & E-17, of Phase- II**' of the aforesaid project under reference as Rs. **7.58.23.363.00** (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 '**villas B-11, B-12, B-14, D-15, E-16 & E-17,**' from the Town & Country Planning Department being the Planning Authority and village Panchayat of **Chimbhel** under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated at Rs. **2,86,40,273.00** (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 'villa B-11, B-12, B-14 , D-15, E-16 and E-17 of Phase- II' of the subject project to obtain Occupation Certificate/ Completion Certificate from **TCP** (planning Authority) and **village Panchayat of Chimbel** is estimated at Rs. **4,71,83,090.00** (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 bearing Number: **VILLA B-11** in the project named '**SERENITY AVENUE (PHASE II)**'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Villa B-11 as on <u>31/01/2018</u> date	Rs. 86,15,101.00
2	Cost incurred as on <u>31/01/2018</u> (Based on the Estimated cost)	Rs. 86,15,101.00
3	Work done in Percentage (As Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.0.00
5	Cost Incurred on Additional /Extra items as on <u>31/01/2018</u> not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-A

Building bearing Number: **VILLA B12** in the project named '**SERENITY AVENUE (PHASE II)**'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Villa B-12 as on <u>31/01/2018</u> date	Rs. 86,15,101.00
2	Cost incurred as on <u>31/01/2018</u> (Based on the Estimated cost)	Rs. 51,86,832.00
3	Work done in Percentage (As Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 34,28,269.00

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5	Cost Incurred on Additional /Extra items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	Nil.
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TABLE-A

Building bearing Number: **VILLA B14** in the project named '**SERENITY AVENUE (PHASE II)**'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Villa B-14 as on 31/01/2018 date	Rs. 86,15,101.00
2	Cost incurred as on 31/01/2018 (Based on the Estimated cost)	Rs. 41,55,249.00
3	Work done in Percentage (As Percentage of the estimated cost)	48%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 44,59,852.00
5	Cost Incurred on Additional /Extra items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	Nil.

TABLE-A

Building bearing Number: **VILLA D-15** in the project named '**SERENITY AVENUE (PHASE II)**'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the VILL D-15 as on 31/01/2018 date	Rs. 1,42,50,000.00
2	Cost incurred as on 31/01/2018 (Based on the Estimated cost)	0.00
3	Work done in Percentage (As Percentage of the estimated cost)	00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,42,50,000.00
5	Cost Incurred on Additional /Extra items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	Rs. Nil.

TABLE-A

Building bearing Number: **VILLA E16** in the project named '**SERENITY AVENUE (PHASE II)**'.

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 project named '**SERENITY AVENUE**
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Sr. No	Particulars	Amounts
1	Total Estimated cost of the Villa E-16 as on <u>31/01/2018</u> date	Rs. 1,26,82,263.00
2	Cost incurred as on <u>31/01/2018</u> (Based on the Estimated cost)	Rs. 50,96,216.00
3	Work done in Percentage (As Percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 75,86,047.00
5	Cost Incurred on Additional /Extra items as on <u>31/01/2018</u> not included in the Estimated Cost (Annexure A)	Nil.

TABLE-A

Building bearing Number: **VILLA E-17** in the project named '**SERENITY AVENUE (PHASE II)**'.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the VILLA E-17 as on <u>31/01/2018</u> date	Rs. 1,26,13,089.00
2	Cost incurred as on <u>31/01/2018</u> (Based on the Estimated cost)	Rs. 25,59,326.00
3	Work done in Percentage (As Percentage of the estimated cost)	20%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,00,53,763.00
5	Cost Incurred on Additional /Extra items as on <u>31/01/2018</u> not included in the Estimated Cost (Annexure A)	Nil.

TABLE-B

'Villa B-11, B-12, B-14, D15, E-16 and E-17 ' in the Project 'SERENITY AVENUE PHASE II'

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>31/01/2018</u> date	Rs 1,04,32,708.00
2	Cost incurred as on <u>31/01/2018</u> on the Estimated cost)	(Based on the Estimated cost) Rs.30,27,549.00

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3	Work done in Percentage (As Percentage of the estimated cost)	29%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 74,05,159.00
5	Cost Incurred on Additional /Extra items as on 31/01/2018 not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully

PARESH GAITONDE

Engineer

(TCP REG. No ER/0057/2010)

PARESH GAITONDE
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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 labour, 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 are in dilative and note exhaustive.