

# PARAZ AND ASSOCIATES

Project Consultants

Engineers

Valuers

REG. No. ENGR/74/85 M.I.E. NO. M. 110/35/2 CAT-1/VOL-1/430/99-2000 (W.T. ACT 1957) INDIA

Viraj D. Paraz

B.E. (Civil) M.E. (Struc.)

## FORM-3

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

### ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

To,

Date: 18<sup>th</sup> July 2024

M/s Cosme Costa Construction Pvt. Ltd.,

Altinho, Mapusa

Goa

**Subject: Certificate of Cost Incurred for Development of Cosme Costa's '1 CHOGM', Residential cum Commercial Building Project (Goa RERA Registration Number\_\_\_) situated on the Survey No. 59 sub division no. 1 of Village Pilerne, demarcated by its boundaries (latitude and longitude of the end points) by property bearing Survey No. 33/2 and property bearing survey number 58/4 to the North, Byproperty bearing Survey no. 59/1-A of Village Pilerne, Bardez, Goato the South, By Boundary of Village Soccoro to the East, By property bearing Survey No. 32/1 of Pilerne Villageto the West within Pilerne Village, Taluka Bardez, Dist North Goa, PIN 403 514, admeasuring 11,550Sq. Mtrs. area being developed by M/s Cosme Costa Construction Pvt. Ltd.**

Ref.: Goa RERA Registration Number\_\_\_\_\_

Sir,

I, Viraj Paraz, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being a Building Project (Goa RERA Registration Number \_\_\_\_\_) **Cosme Costa's 1 CHOGM, Residential cum Commercial Building Project, situated on the Survey No. 59 sub division no. 1 of Village Pilerne, Taluka Bardez, Dist North Goa, PIN 403 514, admeasuring 11550 Sq. Mtrs. area being developed by M/s Cosme Costa Construction Pvt. Ltd.**



Following technical professionals are appointed by Owner / Promoter:-

- (i) Studio 13, Mr. PushkarajKarakatas Architect;
- (ii) Mr. Viraj Paraz as Structural Consultant;
- (iii) Mr. Ashok Joshi as MEP Consultant;
- (iv) Babuso Naik as Site Supervisor

1. 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 .....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 **₹59,20,98,450.00** (Total of Table A1 & A2 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 & Country Planning Department** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **₹10,11,46,324.00**(Total of Table A1 & A2 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 & Country Planning Department** (Planning Authority) is estimated at **₹49,09,52,126.00**(Total of Table A1 & A2 and B).
5. Work done in Percentage (as Percentage of the Total Estimated Cost) is 17.08%
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:

~~D. PARAZ  
CIVIL, ME (STRUCTURE)  
ENGINEER  
D. ER/0055/2010~~

**TABLE A 1**

Building / Wing: **Commercial Building** in the scheme called **1 Chogm**

(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 date of Registration is	₹ 13,81,86,950.00
2.	Cost incurred as on 30/06/2024 (based on the Estimated Cost)	₹ 5,67,82,274.00
3.	Work done in Percentage (as Percentage of the estimated cost)	41.09%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 8,14,04,676.00
5.	Cost Incurred on Additional / Extra Items as on 30/06/2024 not included in the Estimated Cost (Annexure A)	NIL

**TABLE A 2**

Building / Wing: **Residential Building (Blocks A, B, C, D& Gym)** in the scheme called **1 Chogm**

(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 date of Registration is	₹ 40,39,11,500.00
2.	Cost incurred as on 30/06/2024 (based on the Estimated Cost)	₹ 4,43,64,050.00
3.	Work done in Percentage (as Percentage of the estimated cost)	10.98%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 35,95,47,450.00
5.	Cost Incurred on Additional / Extra Items as on 30/06/2024 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 the date of Registration is	₹ 15,00,00,000.00
2.	Cost incurred as on 30/06/2024 (based on the Estimated Cost)	₹ 0.00
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 15,00,00,000.00
5.	Cost Incurred on Additional / Extra Items as on 30/06/2024 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature of Engineer

Town and Country Planning Department Reg.No.

**VIRAJ D. PARAZ**  
 B. E. (CIVIL), M.E. (STRUC)  
 CIVIL ENGINEER  
 REG. NO. ER/0055/2010

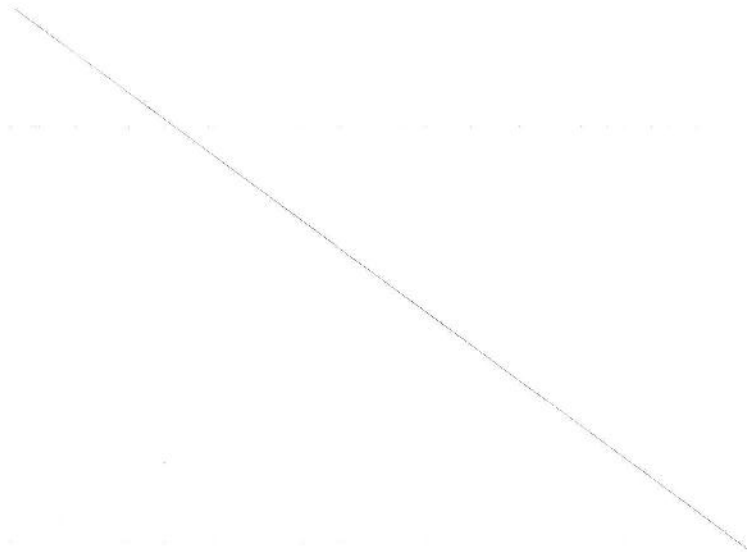
**\*Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approval 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 Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor 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 specifications are indicative and not exhaustive.

**D. PARAZ**  
 B. E. (CIVIL)  
 ENGINEER  
 ER/0055/2010

**Annexure A**

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



  
D. PARAZ  
IL), ME (STRUC)  
ENGINEER  
D. ER/0055/2010