

# 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 On-going Project and for withdrawal of Money from Designated Account- Project wise)

Date: 27.08.2020

To,  
Girija Estates Pvt. Ltd.  
Shop no.S-6,(H.No.4/211/A6)  
Anand Vihar Building, Billao Peddem,  
Mapusa, Bardez,  
Goa. 403507

Subject: Certificate of Cost Incurred for Development of "GIRIJA GREENS" for Construction of Five building / -- Wing(s) of the -- Phase of the Project "GIRIJA GREENS" situated on the Amalgamated Plot bearing Survey /Sub. Div. No. 4/21 and 4/22 demarcated by its boundaries by property bearing Survey No. 4/18 to the North, Road to the South, Road to the East, by property bearing Survey no. 4/20-A to the West, of Ward Tivim, Municipality N.A., Village Panchayat Tivim, taluka Bardez, District North Goa PIN 403502 admeasuring 2425 sq.mts. area in total being developed by M/s Girija Estates Pvt. Ltd.

Ref: Goa RERA Registration Number : \_\_\_\_\_ (Applied)

I **Viraj D. Paraz** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 5 Building / Nil Wing of the 1 Phase of the Project "GIRIJA GREENS" situated on the Amalgamated Plot bearing Survey /Sub. Div. No. 4/21 and 4/22 demarcated by its boundaries by property bearing Survey No. 4/18 to the North, Road to the South, Road to the East, by property bearing Survey no. 4/20-A to the West, of Ward Tivim, Municipality N.A., Village Panchayat Tivim, taluka Bardez, District North Goa PIN 403502 admeasuring 2425 sq.mts. area in total being developed by M/s Girija Estates Pvt. Ltd.

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

(i) ~~M/s~~ /Shri / Smt Seema Pratap Naik as L.S. / Architect ;

(ii) ~~M/s~~ /Shri / ~~Smt~~ Viraj Paraz as Structural Consultant

(iii) M/s /Shri / Smt \_\_\_\_\_ as MEP Consultant

(iv) M/s /Shri / Smt \_\_\_\_\_ 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 \_\_\_\_\_ 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 9,40,73,555=00p** ( 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 NGPDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. NIL** (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 NGPDA (planning Authority) is estimated at **Rs 9,40,73,555=00p** (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**

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

Building /Wing bearing Number - **Block A1** in the project called "GIRIJA GREENS"

Sr. No	Particulars	Amounts
1	cost of the building/wing as on 27.08.2021 date of Registration is	Rs.1,41,14,535/-
2	Cost incurred as on 27.08.2021 (based on the Estimated cost )	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost )	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,41,14,535/-
5	Cost Incurred on Additional /Extra Items - as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL

**J. PARAZ**  
 (REGISTERED ARCHITECT)  
 ENGINEER  
 ER/0055/2010

Building /Wing bearing Number - **Block A2** in the project called "GIRIJA GREENS"

Sr. No	Particulars	Amounts
1	cost of the building/wing as on 27.08.2021 date of Registration is	Rs.1,40,86,155/-
2	Cost incurred as on 27.08.2021 (based on the Estimated cost )	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost )	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,40,86,155/-
5	Cost Incurred on Additional /Extra Items - as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL

Building /Wing bearing Number - **Block A3** in the project called "GIRIJA GREENS"

Sr. No	Particulars	Amounts
1	cost of the building/wing as on 27.08.2021 date of Registration is	Rs.1,41,14,535/-
2	Cost incurred as on 27.08.2021 (based on the Estimated cost )	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost )	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,41,14,535/-
5	Cost Incurred on Additional /Extra Items - as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL

Building /Wing bearing Number - **Block B1** in the project called "GIRIJA GREENS"

Sr. No	Particulars	Amounts
1	cost of the building/wing as on 27.08.2021 date of Registration is	Rs. 2,21,71,875/-
2	Cost incurred as on 27.08.2021 (based on the Estimated cost )	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost )	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,21,71,875/-
5	Cost Incurred on Additional /Extra Items - as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL

**J.D. PARAZ**  
 CIVIL, ME (STRUC)  
 /IL ENGINEER  
 NO. ER/0055/2010

Building /Wing bearing Number - Block B2 in the project called "GIRIJA GREENS"

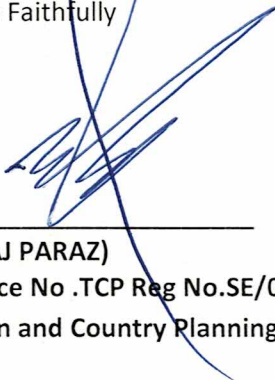
Sr. No	Particulars	Amounts
1	cost of the building/wing as on 27.08.2021 date of Registration is	Rs. 2,15,80,195/-
2	Cost incurred as on 27.08.2021 (based on the Estimated cost )	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost )	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,15,80,195/-
5	Cost Incurred on Additional /Extra Items - as on _____ not included in the Estimated Cost (Annexure A)	Rs. 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 27.08.2021 date of Registration is	Rs.80,06,260/-
2	Cost incurred as on 27.08.2021 (based on the Estimated cost )	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost )	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 80,06,260/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL

Yours Faithfully



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

(VIRAJ PARAZ)

Licence No .TCP Reg No.SE/0028/2010

(Town and Country Planning Department, Govt. of Goa)

**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 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 (\*).

**D. PARAZ**  
 IL, ME (STRUC)  
 ENGINEER  
 REG. NO. ER/0055/2010

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.

**Annexure A**  
**List of Extra / Additional Items executed with Cost**  
**(Which were not part of the original Estimate of Total Cost)**

**(NOT APPLICABLE)**

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