

# 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)**

Date: 9<sup>th</sup> April, 2019.

To,  
M/s. Scholar Builders Pvt. Ltd.,  
2<sup>nd</sup> Floor, Fatima Chambers,  
Panaji,  
Goa.

**Subject: Certificate of Cost Incurred for Development of the Project "Chamunda River Park" (Goa RERA Registration Number) situated on the Survey No. 51/0, Tivrem Village, Ponda Taluka, North Goa, admeasuring 28,675 sq.m. area being developed by M/s. Scholar Builders Pvt. Ltd., of which 13370.60 sq. m. is the undivided land for the purpose of RERA registration for building A3, A4, A5, B2, E1 & E2.**

**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) "Chamunda River Park, situated on the Survey no. 51/0, Tivrem Village, Ponda Taluka, Dist North Goa, admeasuring 28,675 sq.mts. area being developed by M/s. Scholar Builders Pvt. Ltd. of which 13370.60 sq. m. is the undivided land for the purpose of RERA registration for building A3, A4, A5, B2, E1 & E2.

Following technical professionals are appointed by Owner/Promoter:-

- i. Mr. Madhukar Chavan - Architect;
- ii. Shri Viraj Paraz as Structural Consultant;
- iii. M/s/Shri/Smt – NA- as MEP Consultant;
- iv. Mr. Viraj Kuncolienar as Site Engineer.

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 ..... NA..... quantity Surveyor\* appointed by Developer/Engineer, 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 Rs. 16,52,97,280/- (Total of Table A ). 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 Dy. Town Planner, Town & Country Planning Department, Govt. of Goa, Ponda, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 3,06,07,520/- (Total of Table A ). 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 Dy. Town Planner, Town & Country Planning Department, Govt. of Goa, Ponda (Planning Authority) is estimated at Rs. 13,46,89,760/- (Total of Table A ).
5. 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 below:

**TABLE A**

Buildings/Wing bearing number A3, A4, A5, B2, E1 & E2 of the project called  
"Chamunda River Park"  
(to be prepared separately for each Building/Wing of the Real Estate project)

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the project As on 06/02/2019 date of Registration	Rs. 16,52,97,280/-
2.	Cost incurred as on 06/02/2019 (based on the Estimated cost)	Rs. 3,06,07,520/-
3.	Work done in Percentage (as Percentage of the estimated cost)	18.51 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,46,89,760/-
5.	Cost Incurred on Additional/Extra Items As on ..... not included in the Estimated Cost (annexure A)	Rs. _____ NIL _____

Thanking You,

Yours Faithfully.

For **PARAZ & ASSOCIATES**



**(Viraj D. Paraz)**

**VIRAJ D. PARAZ**  
B.E. (CIVIL), ME (STRUC)  
CIVIL ENGINEER  
T.C.P. - 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 marker (\*).
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 TO TABLE 'A'

### Building Type 'A' i.e. ( A3, A4 & A5 )

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 06/02/2019 date of Registration	Rs. 7,35,74,400/-
2.	Cost incurred as on 06/02/2019 (based on the Estimated cost)	Rs. ___ NIL ___
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 7,35,74,400/-
5.	Cost Incurred on Additional/Extra Items As on ..... not included in the Estimated Cost (Annexure A)	Rs ___ NIL ___

### Building Type 'E' i.e. (E1)

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 06/02/2019 date of Registration	Rs. 3,05,07,840/-
2.	Cost incurred as on 06/02/2019 (based on the Estimated cost)	Rs ___ NIL ___
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 3,05,07,840/-
5.	Cost Incurred on Additional/Extra Items As on ..... not included in the Estimated Cost (Annexure A)	Rs ___ NIL ___

~~D. PARAZ  
L) ME (STRUC)  
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**Building Type 'E' i.e. (E2)**

<b>Sr.No.</b>	<b>Particulars</b>	<b>Amounts</b>
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 06/02/2019 date of Registration	Rs. 3,05,07,840/-
2.	Cost incurred as on 06/02/2019 (based on the Estimated cost)	Rs. 1,52,53,920 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	50.00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,52,53,920/-
5.	Cost Incurred on Additional/Extra Items As on ..... not included in the Estimated Cost (Annexure A)	Rs ____ NIL ____

**Building Type 'B' i.e. ( B2 )**

<b>Sr.No.</b>	<b>Particulars</b>	<b>Amounts</b>
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 06/02/2019 date of Registration	Rs. 3,07,07,200/-
2.	Cost incurred as on 06/02/2019 (based on the Estimated cost)	Rs. 1,53,53,600/-
3.	Work done in Percentage (as Percentage of the estimated cost)	50,00%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,53,53,600/-
5.	Cost Incurred on Additional/Extra Items As on ..... not included in the Estimated Cost (Annexure A)	Rs ____ NIL ____

**VIRAJ D. PARAZ**  
B.E. (CIVIL), ME (STRUC)  
CIVIL ENGINEER  
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