

PARAZ AND ASSOCIATES

Project Consultants

Engineers

Valuers

REG No. ENGR/7485 - M.E. NO. M. 110552 - CAT-1/VOL-1/43099-2000 (W.T. ACT 1957) INDIA

Viraj D. Paraz

22, 23rd MT, (Bhu)

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: 12/06/2019

To
Enkay Developers
c/o Magsons Supercentre
Opp Taleigaon Football Ground,
Taleigaon-Goa 403002

Subject: Certificate of Cost Incurred for Development Work of Magsons Towers, a Residential cum Commercial Building, and proposed amalgamation of plots, situated on the Plots bearing PTS No. 99, Chalta No. 7, 8 and 9, demarcated by its boundaries with D.B. Bandedkar Marg to the North, Plot No. 10 to the South, 10 mt road to the East and Plot no. 3 to the West, of Miramar Ward, Corporation of the city of Panaji, Tiswadi taluka, North Goa District, PIN 403001 admeasuring 1047 sq. mts area (area under current development) being developed/undertaken by M/s Enkay Developers.

Ref: Goa RERA Registration Number _____

Sir,

I have undertaken assignment as Engineer of certifying Completion of Construction Work of Magsons Towers, a Residential cum Commercial Building and proposed amalgamation of plots, situated on the Plot bearing PTS No. 99, Chalta No. 7, 8 and 9, Miramar Ward, Corporation of the city of Panaji, Tiswadi taluka, North Goa District, PIN 403001 admeasuring 1110 sq.mts. area being developed by M/s Enkay Developers.

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

- (i) Mr. MILIND B. KELEKAR/Architect
- (ii) Paraz and Associates as Structural Consultant
- (iii) M/s A.V. Agshikar and Co. as MEP Consultant
- (iv) Mr. Amarjit Soreng as Site 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 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 Mr. Milind Kelekar-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 10,10,00,000 (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 completion certificate / occupation certificate for the building(s) from the NGPDA/Corporation of the City of Panaji being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,15,00,000 (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 Completion Certificate from the North Goa Planning and Development Authority is estimated at Rs. 8,95,00,000 (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 (page 3)

TABLE A

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

Sr. No.	Particulars	Amounts
1	Total estimated cost of the building As on 02/04/19 or date of registration is	Rs. 9,00,00,000
2	Cost incurred as on 02/04/2019 (based on the estimated cost)	Rs. 1,15,00,000
3	Work done in percentage (as percentage of the estimated cost)	12.70 %
4	Balance cost to be incurred (Based on estimated cost)	Rs. 7,85,00,000
5	Cost incurred on additional/extra items As on 02/04/2019 not included in the estimated cost (Annexure A)	None

~~PARAZ
ENGINEERING
SINEER
RJ0C55/2010~~

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/external Developmental works including amenities and Facilities in the layout as on 02/04/2019 or Date of registration	Rs. 1,10,00,000
2	Cost incurred as on 02/04/019 (based on the estimated cost)	None
3	Work done in percentage (as percentage of the estimated cost)	0 %
4	Balance cost to be incurred (Based on estimated cost)	Rs. 1,10,00,000
5	Cost incurred on additional/extra items As on 02/04/2019 not included in the estimated cost (Annexure A)	None

Yours Faithfully

Signature of Engineer
TCP Reg No-ER/0055/2010

VIRAJ D. PARAZ

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

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 (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carryout entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Realestate 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)

PARAZ
E (STRUC)
GINEER
R/0055/2010