

# 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: 22<sup>nd</sup> January 2024

M/s Cosme Costa Construction Pvt. Ltd.,

Altinho, Mapusa

Goa

**Subject:** Certificate of Cost Incurred for Development of Cosme Costa's CENTRAL PARK, Building Project Goa RERA Registration Number PRGO05211329, situated on the Survey No.73 Sub division no.12 of P.T. Sheet no.9, demarcated by its boundaries (latitude and longitude of the end points) By road to the North, By the boundary of the Mapusa City Survey area to the South, By road to the East, By property bearing Survey No.1/12 of P.T. Sheet no.9 of Cunchelim Village, Bardez to the West within the limits of the Mapusa Municipal Council, Taluka Bardez, Dist North Goa, PIN 403 507, admeasuring 10675 Sq. Mtrs. area being developed by M/s Cosme Costa Construction Pvt. Ltd.

**Ref.:** Goa RERA Registration Number PRGO05211329


Sir,

I, Viraj Paraz, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under Goa RERA Registration Number **PRGO05211329**, Cosme Costa's CENTRAL PARK, Building Project, situated on the Survey No.73 Sub Division no. 12 of P.T. Sheet no.9, Cunchelim of Mapusa, Taluka Bardez, Dist North Goa, PIN 403 507, admeasuring 10675 Sq. Mtrs. area being developed by M/s Cosme Costa Construction Pvt. Ltd.

Following technical professionals are appointed by Owner / Promoter: -

- (i) Mr. Amit Sengupta as Architect;
- (ii) Mr. Viraj Paraz as Structural Consultant;
- (iii) M/s Kishore Kumar Services Consultants as MEP Consultant;
- (iv) Shri Dinesh Sawant 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 **Rs 48,67,71,560.00** (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 building(s) from the **North Goa Planning & Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till 31/12/2023 is calculated at **Rs. 44,55,03,286.80**(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base 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 **North Goa Planning & Development Authority** (Planning Authority) is estimated at **Rs 4,12,68,273.20** (Total of Table A and B).
5. Work done in Percentage (as Percentage of the Total Estimated Cost) is 91.52%
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on 31/12/2023 is as given in Table A and B below:

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



**TABLE A**

Building / Wing bearing number..... or called **Cosme Costa's Central Park**

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

Sr. No.	Particulars	Amounts (Rs.)
1.	Total Estimated cost of the building/ wing as on date	45,67,71,560.00
2.	Cost incurred as on 31/12/2023 (based on the Estimated Cost)	44,21,43,000.00
3.	Work done in Percentage (as Percentage of the estimated cost)	96.80%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	1,46,28,560.00
5.	Cost Incurred on Additional / Extra Items as on 31/12/2023 not included in the Estimated Cost (Annexure A)	Refer Note

**TABLE B**

**(to be prepared for the entire registered phase of the Real Estate Project)**

Sr. No.	Particulars	Amounts (Rs.)
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	3,00,00,000.00
2.	Cost incurred as on 31/12/2023 (based on the Estimated Cost)	33,60,286.80
3.	Work done in Percentage (as Percentage of the estimated cost)	11.20%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	2,66,39,713.20
5.	Cost Incurred on Additional / Extra Items as on 31/12/2023 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

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

Signature of Engineer

Town and Country Planning Department Reg. No. \_\_\_\_\_

**\*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.

**Annexure A**

List of Extra / Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)

NOTE: No additional items have been executed. Cost variance is due to escalation in basic prices of material over the last the last 2<sup>1/2</sup> years of the construction period.

Approx. Rs. 500,00,000.00 is required to complete the Civil & MEP works. This cost is besides the balance costs towards the Internal and External Development Works including amenities and Facilities in the layout