

Architect A.I.I.A
C.O.A. Reg No.: CA/80/5732

Off.:-
Kylzar Arcade
(Behind the Mosque)
Road between Aldona bus stop & Swiss Chapel
Angod,
Mapusa - Goa
Phone : (Off) 8087011052

Res.:-
Calisor, Moira
Bardez, Goa
(M) 9881511914

Ref No.: _____

Date : _____

FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date: 25 June 2021

To,
M/s Cosme Costa & Associates
Altinho, Mapusa
Goa.

Subject: Certificate of Percentage of Completion of Construction Work of Cosme Costa's PERNEM CENTRAL Building Project, Goa RERA Registration Number PRGO05201133, situated on the Survey no.417/4-B, Pernem demarcated by its boundaries (latitude and longitude of the end points) By property bearing survey no.417/2C and 3 as also remaining part of property bearing survey no.417/4 to the North, By public road beyond which is the property bearing survey no.415/1 to the South, By Pernem-Mandrem public road to the East, By property bearing survey no.417/4A of Pernem & part of the same property under survey no.417/4 described under no.40770 to the West within the limits of the Pernem Municipal Council, Taluka Pernem, Dist North Goa, PIN 403 512, admeasuring 3870 Sq. Mtrs. area being developed by M/s Cosme Costa & Associates.

LEONEL COSTA



LEONEL COSTA

Ph. OFF: 8087011052

Mobile: 9881511914

ANGOD, MAPUSA, GOA

ARCHITECT

Reg. No.

AR/0020/2010

CA/80/5732

Date

Sir,

I Leonel Costa, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **Cosme Costa's PERNEM CENTRAL Building Project**, situated on the Survey No.417/4-B, Pernem of Pernem, Taluka Bardez, Dist North Goa, PIN 403 512, admeasuring 3870 Sq. Mtrs. area being developed by M/s Cosme Costa & Associates.

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

- (i) Mr. **Leonel Costa** as Architect;
- (ii) Shri Viraj Paraz as Structural Consultant;
- (iii) Shri Ashok Joshi as MEP Consultant;
- (iv) Shri Sanjay Kamat as Site Supervisor

Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on 31st March 2021, the Percentage of Work done for each of the Buildings of the Real Estate Project as registered vide number PRGO05201133 under Goa RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Leonel Costa
LEONEL COSTA
ARCHITECT
LEONEL COSTA
Reg. No.
AN/020/2010
DN. OFF. 008/04/1982
CA/20/5702
Model: 9881511814
ANGCO, MAPUSA - GOA
Date _____

TABLE – A (i)

Cosme Costa's PERNEM CENTRAL, Building Project – Commercial Building

(to be prepared separately for Building Project)

Sr. No	Tasks / Activity	Percentage of Work Done
1	Excavation	100
2	NA Basement(s) and 1 number Plinth	100
3	...-..number of Podium(s)	NA
4	Stilt Floor (Part Stilt)	0
5	2 number of Slabs of Super Structure	100
6	Internal Walls, Internal Plasters, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	100
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	80
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment / CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	100

Leonel
LEONEL COSTA
ARCHITECT
Reg. No.
AR/020/2010
M. DIR: 8087011002
CA/90/5738
Mumbai - 400113-14
Date _____
MUMBAI, MARATHI - GOA

TABLE – A (ii)

Cosme Costa's PERNEM CENTRAL, Building Project – Residential Building

(to be prepared separately for Building Project)

Sr. No	Tasks / Activity	Percentage of Work Done
1	Excavation	100
2	NA Basement(s) and 1 number Plinth	100
3	...-..number of Podium(s)	NA
4	Stilt Floor (Part Stilt)	100
5	5 number of Slabs of Super Structure	100
6	Internal Walls, Internal Plasters, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	50
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	50
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment / CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	0

hand

LEONEL COSTA

ARCHITECT

LEONEL COSTA
 Pl. OFF- 8041011032
 Mobile- 9851511914
 ANSOCI, MALPUSA - GOA

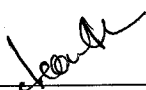
Reg. No.
 AR/0020/2010
 04/20/5732
 Date

TABLE – B

Internal & External Development Works in Respect of the entire Registered Phase

S. No	Common areas & Facilities, Amenities	Proposed (Yes / No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	25	Footpaths
2.	Water Supply	Yes	50	Over head water tank, UG water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	25	Septic tank
4.	Storm Water Drains	Yes	25	Gutters
5.	Landscaping & Tree Planting	Yes	25	Landscaping & Tree Planting
6.	Street Lighting	Yes	0	LED Lights
7.	Community Buildings	No	-	-
8.	Treatment & Disposal of sewage & Sullage water	No	0	-
9.	Solid waste management & Disposal	Yes	0	-
10.	Water conservation, Rain Water Harvesting	No	0	
11.	Energy management	Yes	0	Hot Water Generation Solar system
12.	Fire protection and fire safety requirements	Yes	100	For Commercial Building
13.	Electrical meter room, sub-station, receiving station	Yes	0	Transformer, Electrical Panel
14.	Others (Option to Add more)	-	-	-

Yours Faithfully



Arch. Leonel Costa

(License No.....)

LEONEL COSTA
ARCHITECT

LEONEL COSTA
 Pr. Off: 808/011052
 Mobile: 9881511914
 ANGOD, MAPUSA - GOA

Reg. No.
 AR0020/2010
 CA/20/5732
 Date

PARAZ AND ASSOCIATES

Project Consultants

Engineers

Valuers

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

Viraj D. Paraz
B.E. (Civil) M.E. (Struc.)

FORM 2 [see Regulation 3]

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: 25 June 2021

M/s Cosme Costa Associates

Altinho, Mapusa

Goa

Subject: Certificate of Cost Incurred for Development of Cosme Costa's PERNEM CENTRAL, Building Project, Goa RERA Registration Number PRGO05201133, situated on the Survey No. 417/4-B, demarcated by its boundaries (latitude and longitude of the end points) By property bearing survey no.417/2C and 3 as also remaining part of property bearing survey no.417/4 to the North, By public road beyond which is the property bearing survey no.415/1 to the South, By Pernem-Mandrem public road to the East, By property bearing survey no.417/4A of Pernem & part of the same property under survey no.417/4 described under no.40770 to the West within the limits of the Pernem Municipal Council, Taluka Pernem, Dist North Goa, PIN 403 512, admeasuring 3870 Sq. Mtrs. area being developed by M/s Cosme Costa & Associates.

Ref.: Goa RERA Registration Number PRGO05201133

Sir,

I, **Viraj Paraz**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under Goa RERA, being a Building Project, Goa RERA Registration Number PRGO05201133, situated **Cosme Costa's PERNEM CENTRAL, Building Project, situated on the Survey No. 417/4-B, Pernem of Pernem, Taluka Bardez, Dist North Goa, PIN 403 512, admeasuring 3870 Sq. Mtrs. area being developed by M/s Cosme Costa & Associates.**

Following technical professionals are appointed by Owner / Promoter :-

- i Mr. Leonel Costa as Architect;
 - ii Shri **Viraj Paraz** as Structural Consultant;
 - iii Shri Ashok Joshi as MEP Consultant;
 - iv Shri Sanjay Kamat 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 byNA..... 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 9,89,55,100/-** (Total of Table A(i), A(ii) 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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Pernem** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
 - 3 The Estimated **Cost Incurred** till 31/03/2021 is calculated at **Rs. 4,78,68,100/-** (Total of Table A(i), A(ii) 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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Pernem** (Planning Authority) is estimated at **Rs. 5,10,87,000/-** (Total of Table A(i), A(ii) and B).
 - 5 Work done in Percentage (as Percentage of the Total Estimated Cost) is 51.62%
 - 6 I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on **31/03/2021** is as given in Table A(i), A(ii) and B below:

TABLE A (i)

Building / Wing: **Commercial Building** in the scheme called **Cosme Costa's PERNEM CENTRAL**

(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	₹2,27,14,000.00
2.	Cost incurred as on 31/03/2021 (based on the Estimated Cost)	₹2,15,78,300.00
3.	Work done in Percentage (as Percentage of the estimated cost)	95%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	₹11,35,700.00
5.	Cost Incurred on Additional / Extra Items as on 31/03/2021 not included in the Estimated Cost (Annexure A)	NIL

TABLE A (ii)

Building / Wing: **Residential Building** in the scheme called **Cosme Costa's PERNEM CENTRAL**

(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	₹6,43,49,500.00
2.	Cost incurred as on 31/03/2020 (based on the Estimated Cost)	₹2,57,39,800.00
3.	Work done in Percentage (as Percentage of the estimated cost)	40%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	₹3,86,09,700.00
5.	Cost Incurred on Additional / Extra Items as on 31/12/2020 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 30/06/2020 date of Registration is	₹1,18,91,600.00
2.	Cost incurred as on 31/12/2020 (based on the Estimated Cost)	₹5,50,000.00
3.	Work done in Percentage (as Percentage of the estimated cost)	4.62%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	₹1,13,41,600.00
5.	Cost Incurred on Additional / Extra Items as on 31/12/2020 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

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

Signature of 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.

Date : 15/07/2021**FORM-4**

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

CHARTERED ACCOUNTANT'S CERTIFICATE**(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**Cost of Real Estate Project GoaRERA Registration Number PRGO05201133

Sr. No.	Particular	Amount (Rs.)		
		Estimated	Incurred	
1	i	LAND COST:		
		a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	3,94,74,000.00	3,94,74,000.00
		b. Amount of Premium payable to obtain Development rights, FAR, additional FAR, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	75,00,000.00	55,05,766.00
		c. Acquisition cost of TDR (if any)	NA	NA
		d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc;	34,84,070.00	34,84,070.00
		e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NA	NA
		f. Under Rehabilitation scheme:		
		(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA		



		Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
		(iii) Cost towards clearance of land of all or any Encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	NA	NA
		(vi) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	NA	NA
		Sub-Total of LAND COST1(i)....	5,04,58,070.00	4,84,63,836.00
1.	ii	Development Cost/Cost of Construction:		
	a.	i.) Estimated Cost of Construction as certified by Engineer	9,89,55,100.00	
		ii.) Actual Cost of construction incurred as per the books of accounts as verified by the CA as on 31/03/2021		4,90,26,877.74
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
		iii) On-site expenditure incurred for development of project or phase of project registered, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. excluding cost of construction as per (i) or (ii) above		41,76,455.45
		(iv) Off-Site expenditure incurred for development of project or phase of project including all cost directly or indirectly incurred to complete the construction of the entire project or phase of project registered.		
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	15,00,000.00	11,80,198.00

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10/05/2021
11/05/2021

	c.	Principal sum and interest payable to financial institutions, Scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:		
		Sub-Total of Development Cost ... 1(ii)	10,04,55,100.00	5,43,83,531.19
2		Total Estimated Cost of the Real Estate Project [1(i) +1 (ii)] of Estimated Column	15,09,13,170.00	
3		Total Cost Incurred of the Real Estate Project [1(i)+ 1 (ii)] of Incurred Column		10,28,47,367.19
4		% completion of Construction Work (As per Project Engineer's Certificate)		51.62%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		68.15%
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		10,28,47,367.19
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		₹0.00
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		10,28,47,367.19

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act, 2016 for the Company M/s Cosme Costa & Associates and is based on the records and documents as on 31st March 2021 produced before me and explanations provided to me by the management of the Company.



Signature of Chartered Accountant
(Membership Number - 049383)
Name of Signatory: Vinda R. Bhobe
UDIN: 21049383AAAAAS2396
Date: 15th July 2021

FORM 5
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
CHARTERED ACCOUNTANTS CERTIFICATE

Goa RERA Registration Number: PRGO05201133

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	4,80,65,802.81
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate. (as certificate by Chartered Accountant as verified from the records and books of Accounts)	33,71,436.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2472.24 SQ MTS
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	16,67,85,550.00
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	17,01,56,986.00
5	Amount to be deposited in Designated Account - 70% or 100%	70%

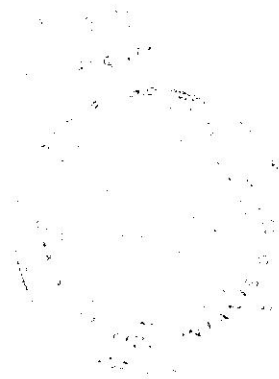
If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account

If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act, 2016 for the Company M/s Cosme Costa & Associates and is based on the records and documents as on 31st March 2021 produced before me and explanations provided to me by the management of the Company.

Bhobe

Signature of Chartered Accountant
(Membership Number - 049383)
Name of Signatory: Vinda R. Bhobe
UDIN: 21049383AAAAAS2396
Date: 15th July 2021



Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

SOLD INVENTORY

Sr. No.	Flat No.	Carpet Area (Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1.	BS-2	73.95	37,46,040.00	3,74,604.00	33,71,436.00

UNSOLD INVENTORY VALUATION

Ready Recknor Rate as on the date of Certificate of the Residential / Commercial premises
Rs.....per sm.

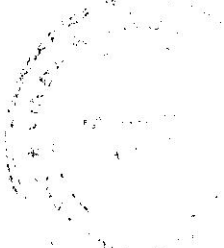
COMMERCIAL BUILDING

Sr. No.	Floor	Shop / Office No	Carpet Area	Unit Consideration as per Ready Reckoner Rate (ASR)
1	GROUND	SHOP 1	93.05	1,16,31,250.00
2		SHOP 2	41.85	52,31,250.00
3		SHOP 3	41.85	52,31,250.00
4		SHOP 4	47.86	59,82,500.00
5		SHOP 5	23.12	28,90,000.00
6		SHOP 6	39.79	49,73,750.00
7		SHOP 7	90.85	1,13,56,250.00
8	FIRST	OFFICE 1	21.11	14,77,700.00
9		OFFICE 2	18.31	12,81,700.00
10		OFFICE 3	18.31	12,81,700.00
11		OFFICE 4	18.31	12,81,700.00
12		OFFICE 5	21.11	14,77,700.00
13		OFFICE 6	40.71	28,49,700.00
14		OFFICE 7	18.31	12,81,700.00
15		OFFICE 8	18.31	12,81,700.00
16		OFFICE 9	18.31	12,81,700.00
17		OFFICE 10	18.31	12,81,700.00
18		OFFICE 11	18.31	12,81,700.00
19		OFFICE 12	18.31	12,81,700.00
20		OFFICE 13	40.71	28,49,700.00

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RESIDENTIAL BUILDING

Sr. No.	Floor	FLAT No	Carpet Area (in sq.mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	UPPER GROUND	A UG-1	73.95	40,67,250.00
2		A UG-2	62.56	34,40,800.00
3		B UG-1	80.02	44,01,100.00
4		B UG-2	73.95	40,67,250.00
5	FIRST	AF-1	73.95	40,67,250.00
6		AF-2	62.56	34,40,800.00
7		AF-3	62.56	34,40,800.00
8		AF-4	73.95	40,67,250.00
9		BF-1	80.02	44,01,100.00
10		BF-2	73.95	40,67,250.00
11		BF-3	73.95	40,67,250.00
12		BF-4	80.02	44,01,100.00
13	SECOND	AS-1	73.95	40,67,250.00
14		AS-2	62.56	34,40,800.00
15		AS-3	62.56	34,40,800.00
16		AS-4	73.95	40,67,250.00
17		BS-1	80.02	44,01,100.00
18		BS-3	73.95	40,67,250.00
19		BS-4	80.02	44,01,100.00
20	THIRD	AT-1	73.95	40,67,250.00
21		AT-2	62.56	34,40,800.00
22		AT-3	62.56	34,40,800.00
23		AT-4	73.95	40,67,250.00
24		BT-3	73.95	40,67,250.00
25		BT-4	80.02	44,01,100.00



Bhobe

Signature of Chartered Accountant

(Membership Number - 049383)

Name of Signatory: Vinda R. Bhobe

UDIN: 21049383AAAAAS2396

Date: 15th July 2021