

*Arminio Ribeiro Santana*

Architect

Opp. St. Sebastian Chapel,

Fontainhas, Panjim – Goa.

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**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: 3<sup>rd</sup> January 2025

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

**Subject: Certificate of Percentage of Completion of Construction Work of Cosme Costa's AANGAN, Villa Project (GoaRERA Registration Number PRGO02231904) situated on the Survey No. 216 sub division no. 53 of Village Assagao, demarcated by its boundaries (latitude and longitude of the end points) by property bearing Survey No. 217/27, 29, 30 and 216/53-A to the North, By drain of monsoon waters to the South, By road and property bearing Survey no. 216/48 & 49 to the East, By property bearing Survey No. 216/32, 43 & 44 to the West within Assagao Village, Taluka Bardez, Dist North Goa, PIN 403 507, admeasuring 6075Sq. Mtrs. area being developed by M/s Cosme Costa & Associates.**



Sir,

I Arminio Ribeiro de Santana, have undertaken assignment as Architect/~~Licensed~~ Surveyor of certifying Percentage of Completion of Construction Work of the **Cosme Costa's Aangan, situated on the Survey No. 216 sub division no. 53 of Village Assagao, Taluka Bardez, Dist North Goa, PIN 403 507, admeasuring 6075Sq. Mtrs. area, being developed by M/s Cosme Costa & Associates.**

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

- (i) Mr. Arminio Ribeiro de Santana as Architect;
- (ii) K. A. Sahakari & Associates, Mr. Krishna Sahakari as Structural Consultant;
- (iii) Siddhivinayak Engineering Services, Mr. Natraj Chodankar as MEP Consultant;
- (iv) Shri Sanjay Kamat as Site Supervisor

Based on Site Inspection, with respect to each of the buildings of the aforesaid Real Estate Project, I certify that as on 31/12/2024, the Percentage of Work done for each of the Buildings of the Real Estate Project as registered vide number PRGO02231904 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.





**Table A**

**Cosme Costa's Aangan, Building Project** (to be prepared separately for Building Project)

<b>Sr. No</b>	<b><u>Tasks / Activity</u></b>	<b><u>Percentage of Work Done</u></b>
1	Excavation	90
2	0 Basement(s) and 1 number Plinth	100
3	Number of Podiums - NA	0
4	Stilt Floor - NA	0
5	2 number of Slabs of Super Structure	100
6	Internal Walls, Internal Plasters, Flooring within Villas/ Premises, Doors and Windows to each of the Villas /Premises	25
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	25
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0
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



**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	0	Footpaths
2.	Water Supply	Yes	0	Overhead water tank, underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	0	Septic Tank
4.	Storm Water Drains	Yes	0	Gutters
5.	Landscaping & Tree Planting	Yes	0	Landscaping & Tree Planting
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment & Disposal of sewage & Sullage water	Yes	0	Septic Tank
9.	Solid waste management & Disposal	No		
10.	Water conservation, Rain Water Harvesting	No		
11.	Energy management	Yes	0	Solar system
12.	Fire protection and fire safety requirements	Yes	0	Smoke Detectors
13.	Electrical meter room, sub-station, receiving station	Yes	0	Transformer, Electrical Panel
14.	Others (Option to Add more)	-	-	-

Yours Faithfully

  
Mr. Arminio Ribeiro de Santana

TCP Reg. No. AR/0016/2010

Council of Architecture registration CA/1990/13080

**ARMINIO RIBEIRO DE SANTANA**  
ARCHITECT

H. No:- 161, Opp. St. Sebastian Chapel, Fontainhas,  
Panjim-Goa Ph.: (0) 2226837 (R) 2424042  
Reg. No. AR/0016/2010





### 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)**

M/s Cosme Costa & Associates

Altinho, Mapusa

Goa

**Subject: Certificate of Percentage of Completion of Construction Work of Cosme Costa's AANGAN, Villa Project (GoaRERA Registration Number PRGO02231904) situated on the Survey No. 216 sub division no. 53 of Village Assagao, demarcated by its boundaries (latitude and longitude of the end points) by property bearing Survey No. 217/27, 29, 30 and 216/53-A to the North, By drain of monsoon waters to the South, By road and property bearing Survey no. 216/48 & 49 to the East, By property bearing Survey No. 216/32, 43 & 44 to the West within Assagao Village, Taluka Bardez, Dist North Goa, PIN 403 507, admeasuring 6075 Sq. Mtrs. area being developed by M/s Cosme Costa & Associates.**

**Ref.: GoaRERA Registration Number PRGO02231904**

Sir,

I Krishna Sahakari of M/s K. A. Sahakari & Associates, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being **Cosme Costa's AANGAN, Villa Project (GoaRERA Registration Number PRGO02231904) situated on the Survey No. 216 sub division no. 53 of Village Assagao, District North Goa, admeasuring 6075 Sq. Mtrs. area being developed by M/s Cosme Costa & Associates.**



Following technical professionals are appointed by Owner / Promoter: -

- (i) Mr. Arminio Ribeiro de Santana as Architect;
- (ii) K. A. Sahakari & Associates, Mr. Krishna Sahakari as Structural Consultant;
- (iii) Siddhivinayak Engineering Services, Mr. Natraj Chodankar 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 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. 21,39,60,550.00** (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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Mapusa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till 31/12/2024 is calculated at **Rs. 4,12,48,788.00** (Total of Table A 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, Mapusa** (planning Authority) is estimated at **Rs. 17,27,11,762.00** (Total of Table A and B).
5. Work done in Percentage (as Percentage of the Total Estimated Cost) is **19.27%**
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on 30/09/2024 is as given in Table A and B below:



**TABLE A**  
Building / Wing called Cosme Costa's Aangan

(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	18,94,07,700.00
2.	Cost incurred as on 31/12/2024 (based on the Estimated Cost)	4,12,48,788.00
3.	Work done in Percentage (as Percentage of the estimated cost)	21.78 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	14,81,58,912.00
5.	Cost Incurred on Additional / Extra Items as on 31/12/2024 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 the date of Registration is	2,45,52,850.00
2.	Cost incurred as on 31/12/2024 (based on the Estimated Cost)	0.00
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	2,45,52,850.00
5.	Cost Incurred on Additional / Extra Items as on 31/12/2024 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Signature of Engineer



Town and Country Planning Department Reg. No. \_\_\_\_\_  
Dated: 6<sup>th</sup> January, 2025

**K. A. SAHAKARI**  
B.E.(CIVIL), MIE (INDIA)  
STRUCTURAL ENGINEER  
F-21, Angarki Building, 1st Floor,  
Opp. Fire Station, Ponda-Goa-403 401  
Reg. No.: SE/0019/2010



### 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 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)

*Patahakar*

