Amit & Associates
Architects & Design Consultants

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Tirtharupa, Housing Board Colony, Porvorim - Goa 403 521

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: 21st May 2024

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

Subject: Certificate of Percentage of Completion of Construction Work of 'Villa Vasu' Building Project (GoaRERA Registration Number PRGO01231828) situated on the Survey No. 213 sub division no. 3 of Village Assagao, demarcated by its boundaries (latitude and longitude of the end points) By road to the North, By road to the South, By property bearing Survey no. 213/4 to the East, By property bearing Survey No. 213/2 to the West within Assagao Village, Taluka Bardez, Dist North Goa, PIN 403 507, admeasuring 950 Sq. Mtrs. area being developed by M/s Cosme Costa & Associates.

Sir,

I Amit Sardesai, have undertaken assignment as Architect/~~Licensed Surveyor~~ of certifying Percentage of Completion of Construction Work of **'Villa Vasu', situated on the Survey No. 213 sub division no. 3 of Village Assagao, Taluka Bardez, Dist North Goa, PIN 403 507, admeasuring 950 Sq. Mtrs. area, being developed by M/s Cosme Costa & Associates.**

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

   (i) Mr. Amit Sardesai as Architect;
   (ii) Mr Viraj Paraz as Structural Consultant;
   (iii) M/s Ashok Engineering Consultancy, 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 31/03/2024, the Percentage of Work done for each of the Buildings of the Real Estate Project as registered vide number PRGO01231828 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

VILLA VASU, Building Project (to be prepared separately for Building Project)

Sr. No.	Tasks / Activity	Percentage of Work Done
1	Excavation	100
2	1 Basement(s) and 1 number Plinth	100
3	NA number of Podiums	0
4	Stilt Floor - NA	0
5	2 number of Slabs of Super Structure	100
6	Internal Walls, Internal Plasters, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	90
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75
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	80

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	50	Underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	50	Septic Tank
4.	Storm Water Drains	Yes	50	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	50	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

AMIT SARDESAI
AR/0146/2011

Mr. Amit Sardesai
Council of Architecture Reg. No.**CA/2008/43259**
'Tirtharupa', Housing Board Colony
Opp. Shifa Medical,Porvorim, Goa
AR/0146/2011

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)

M/s Cosme Costa & Associates

Altinho, Mapusa

Goa

Subject: Certificate of Cost Incurred for Development of Villa Vasu, Building Project (GoaRERA Registration Number PRGO01231828) situated on the Survey No. 213 sub division no. 3 of Village Assagao, demarcated by its boundaries (latitude and longitude of the end points) By road to the North, By road to the South, By property bearing Survey no. 213/4 to the East, By property bearing Survey No. 213/2to the West within Assagao Village, Taluka Bardez, Dist North Goa, PIN 403 507, admeasuring 950Sq. Mtrs. area being developed by M/s Cosme Costa & Associates.

Ref.: GoaRERA Registration Number PRGO01231828

Sir,

I Viraj Paraz have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being **Villa Vasu, Building Project (GoaRERA Registration Number PRGO01231828) situated on the Survey No. 213 sub division no. 3 of Village Assagao, District North Goa, admeasuring 950Sq. Mtrs. area being developed by M/s Cosme Costa & Associates.**

9, Fourth Floor, Comunidade Ghor, Mapusa, Goa - 403 507. Mob.: 9822103737
E-mail : virajparaz@gmail.com

Following technical professionals are appointed by Owner / Promoter: -

(i) Mr. Amit Sardesai as Architect;
(ii) Mr Viraj Paraz as Structural Consultant;
(iii) M/s Ashok Engineering Consultancy, 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 calculatedby ____ 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 byus.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project underreference as **Rs. 4,85,02,660/-** (Total of Table A andB).
   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)fromthe **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. TheEstimatedCostIncurredas on 31/03/2024iscalculatedat**Rs. 3,02,31,110/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total EstimatedCost.
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 Certificatefrom **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Mapusa** (planning Authority) is estimated at **Rs. 1,82,71,550/-** (Total of Table A andB).
5. Work done in Percentage (as Percentage of the Total Estimated Cost) is 62.33%
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on 31/03/2024 is as given in Table A and B below:

. PARAZ
ME (STRUC)
NGINEER
R/0055/2016

9, Fourth Floor, Comunidade Ghor, Mapusa, Goa - 403 507. Mob.: 9822103737
E-mail : virajparaz@gmail.com

TABLE A

Building / Wing bearing number.....or called **Villa Vasu**

(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	4,31,87,300.00
2.	Cost incurred as on 31/03/2024(based on the Estimated Cost)	2,94,81,110.00
3.	Work done in Percentage (as Percentage of the estimated cost)	68.26%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	1,37,06,190.00
5.	Cost Incurred on Additional / Extra Items as on 31/03/2024not 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	53,15,360.00
2.	Cost incurred as on 31/03/2024(based on the Estimated Cost)	7,50,000.00
3.	Work done in Percentage (as Percentage of the estimated cost)	14.11%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	45,65,360.00
5.	Cost Incurred on Additional / Extra Items as on 31/03/2024not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

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

Signature of Engineer

Town and Country Planning Department Reg. No. _____
Dated: 21st May, 2024

D. PARAZ
), ME (STRUC.)
NGINEER
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 carry out entirework.
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 beincurred.
5. All components of work with specifications are indicative and notexhaustive.

Annexure A

List of Extra / Additional Items executed with Cost

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

I D. PARAZ
VIL), ME (STRUC)
L ENGINEER
O. ER/0055/2010

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