



SnJ Associates
architecture
interior design

B-242 C. R. Park
Lower Ground Floor
New Delhi 110 019
INDIA

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: 26th July 2021

To,
M/s Cosme Costa Construction Pvt. Ltd.,
Altinho, Mapusa
Goa.

Subject: Certificate of Percentage of Completion of Construction Work of Cosme Costa's CENTRAL PARK, Building Project GoaRERA 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.

Sir,

I Amit Sengupta, have undertaken assignment as Architect/~~Licensed Surveyor~~ of certifying Percentage of Completion of Construction Work of the **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, 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.**

1. 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

Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on 15th July 2021, the Percentage of Work done for each of the Buildings of the Real Estate Project as registered vide number **PRGO05211329** 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**CENTRAL PARK**, Building Project (to be prepared separately for Building Project)


Sr. No	<u>Tasks / Activity</u>	<u>Percentage of Work Done</u>
1	Excavation	40
2	NA Basement(s) and 1 number Plinth	25
3	<u>1</u> number of Basement	10
4	Stilt Floor	0
5	6 number of Slabs of Super Structure	0
6	Internal Walls, Internal Plasters, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	0
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	0
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	Over head water tank, underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	0	Sewage Treatment Plant
4.	Storm Water Drains	Yes	0	Gutters
5.	Landscaping & Tree Planting	Yes	0	Landscaping & Tree Planting
6.	Street Lighting	Yes	0	LED Lights
7.	Community Buildings	Yes	0	GYM
8.	Treatment & Disposal of sewage & Sullage water	Yes	0	-
9.	Solid waste management & Disposal	Yes	0	-
10.	Water conservation, Rain Water Harvesting	Yes	0	
11.	Energy management	Yes	0	Solar system with four tap outlets for each unit
12.	Fire protection and fire safety requirements	Yes	0	-
13.	Electrical meter room, sub-station, receiving station	Yes	0	Transformer, Electrical Panel
14.	Others (Option to Add more)	-	-	-

Yours Faithfully



Mr. Amit Sengupta

Council of Architecture Reg. No. **CA / 93 / 15981**

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: 26th July 2021

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 proposed to be registered under Goa RERA, being a Building Project 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 byquantity 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 43,67,71,560.00** (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 15/07/2021 is calculated at **Rs. 1,68,01,434.00**(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 **North Goa Planning & Development Authority** (Planning Authority) is estimated at **Rs 41,99,70,126.00**(Total of Table A and B).
5. Work done in Percentage (as Percentage of the Total Estimated Cost) is 3.84%
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on 15/07/2021 is as given in Table A and B below:


PARAZ
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
1.	Total Estimated cost of the building/ wing as on date of Registration is	₹ 40,67,71,560.00
2.	Cost incurred as on 15/07/2021 (based on the Estimated Cost)	₹ 1,68,01,434.00
3.	Work done in Percentage (as Percentage of the estimated cost)	4.13%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 38,99,70,126.00
5.	Cost Incurred on Additional / Extra Items as on 15/07/2021 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	₹ 3,00,00,000.00
2.	Cost incurred as on 15/07/2021 (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)	₹ 3,00,00,000.00
5.	Cost Incurred on Additional / Extra Items as on 15/07/2021 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature of Engineer

Town and Country Planning Department Reg. No. _____

VIRAJ D. PARAZ

B. E. (CIVIL), ME (STRUC)

CIVIL ENGINEER

REG. NO. ER/0055/2010

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 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)

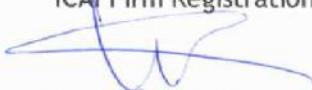
Sr. No.	Particular	Amount (Rs.)	
		Estimated	Incurred
	(vi) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	NA	NA
	Sub-Total of LAND COST 1(i)....	15,46,96,000/-	15,21,68,290/-
1.	ii		
	Development Cost/Cost of Construction:		
	a. i.) Estimated Cost of Construction as certified by Engineer	43,67,71,560/-	
	ii.) Actual Cost of construction incurred as per the books of accounts as verified by the CA		1,76,12,700/-
	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 costs as per (i) or (ii) above	2,20,00,000/-	31,16,570/-
	(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.	NA	NA
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	3,00,00,000/-	2,21,67,170/-
	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:	NA	NA
	Sub-Total of Development Cost ... 1(ii)	48,87,71,560/-	4,28,96,440/-
2	Total Estimated Cost of the Real Estate Project [1(i) + 1 (ii)] of Estimated Column	64,34,67,560/-	
3	Total Cost Incurred of the Real Estate Project [1(i)+ 1 (ii)] of Incurred Column		19,50,64,730/-
4	% completion of Construction Work (As per Project Engineer's Certificate)		3.84%



Sr. No.	Particular	Amount (Rs.)	
		Estimated	Incurred
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		30.315%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		19,50,64,730/-
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		0/-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		19,50,64,730/-

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act for the Company M/s. Cosme Costa Construction Pvt. Ltd. for development of Cosme Costa's CENTRAL PARK, Building Project bearing Goa RERA Registration Number PRGO05211329 and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

For MSKA & Associates
Chartered Accountants
ICAI Firm Registration No.105047W



Darryl Frank
Partner
Membership No.: 104096
ICAI UDIN: 21104096AAAAALA9479



Date: August 16, 2021
Place: Panaji - Goa

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

Goa RERA Registration Number : Nil

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)	44,84,02,830/-
2	Balance amount of receivables from sold Premises as per Annexure A to this certificate. (as certificate by Chartered Accountant as verified from the records and books of Accounts)	3,87,13,600/-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	8,257.27 Sq. mts
	(ii) Estimated amount of sales proceeds in respect of unsold Premises (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	66,05,81,600/-
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	69,92,95,200/-
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

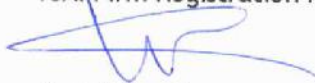
If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act for the Company **M/s. Cosme Costa Construction Pvt. Ltd.** for development of **Cosme Costa's CENTRAL PARK, Building Project bearing Goa RERA Registration Number PRGO05211329** and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

For MSKA & Associates

Chartered Accountants

ICAI Firm Registration No.105047W



Darryl Frank

Partner

Membership No.: 104096

ICAI UDIN: 21104096AAAALA9479



Date: August 16, 2021

Place: Panaji - Goa

Annexure A

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

SOLD INVENTORY

FLAT No	Carpet Area	Balcony	Unit Consideration as per Agreement / Letter of Allotment (Rs.)	Amount Received (Rs.)	Balance Receivable (Rs.)
A31	97.70	26.86	77,50,000	5,00,000	72,50,000
B21	108.56	27.58	88,48,000	5,50,000	82,98,000
B31	108.56	27.58	87,24,000	3,85,000	83,39,000
B32	97.70	26.86	77,50,000	7,75,000	69,75,000
B41	108.56	27.58	87,24,000	8,72,400	78,51,600
Total	521.08	136.46	4,17,96,000	30,82,400	3,87,13,600

UNSOLD INVENTORY VALUATION

Ready Recknor Rate or Rate as ascertained by a registered valuer on the date of issuance of Certificate of the Residential / Commercial premises Rs...80,000/- per sm.

Sr. No.	Block	Floor	FLAT No	Carpet Area	Balcony	Unit Consideration as per Ready Reckoner Rate (ASR) or as ascertained by a registered valuer on the date of issuance of certificate. (Rs.)
1	Block A	1 st Floor	A11	97.70	26.86	78,16,000
2			A12	97.70	26.86	78,16,000
3		2 nd Floor	A21	97.70	26.86	78,16,000
4			A22	97.70	26.86	78,16,000
5		3 rd Floor	A32	97.70	26.86	78,16,000
6		4 th Floor	A41	97.70	26.86	78,16,000
7			A42	97.70	26.86	78,16,000
8		5 th Floor	A51	97.70	26.86	78,16,000
9			A52	97.70	26.86	78,16,000
10	Block B	1 st Floor	B11	108.56	27.58	86,84,800
11			B12	97.70	26.86	78,16,000
12		2 nd Floor	B22	97.70	26.86	78,16,000
13		4 th Floor	B42	97.70	26.86	78,16,000
14		5 th Floor	B51	108.56	27.58	86,84,800
15			B52	97.70	26.86	78,16,000
16	Block C	1 st Floor	C11	74.31	24.32	59,44,800
17			C12	74.31	24.32	59,44,800
18			C13	82.42	24.32	65,93,600
19			C14	74.31	24.32	59,44,800
20		2 nd Floor	C21	74.31	24.32	59,44,800
21			C22	74.31	24.32	59,44,800
22			C23	82.42	24.32	65,93,600
23			C24	74.31	24.32	59,44,800



Sr. No.	Block	Floor	FLAT No	Carpet Area	Balcony	Unit Consideration as per Ready Reckoner Rate (ASR) or as ascertained by a registered valuer on the date of issuance of certificate. (Rs.)	
24		3 rd Floor	C31	74.31	24.32	59,44,800	
25			C32	74.31	24.32	59,44,800	
26			C33	82.42	24.32	65,93,600	
27			C34	74.31	24.32	59,44,800	
28		4 th Floor	C41	74.31	24.32	59,44,800	
29			C42	74.31	24.32	59,44,800	
30			C43	82.42	24.32	65,93,600	
31			C44	74.31	24.32	59,44,800	
32		5 th Floor	C51	74.31	24.32	59,44,800	
33			C52	74.31	24.32	59,44,800	
34			C53	82.42	24.32	65,93,600	
35			C54	74.31	24.32	59,44,800	
36		Block D	4 th Floor	D41	74.31	24.32	59,44,800
37			5 th Floor	D51	74.31	24.32	59,44,800
38			D52	74.31	24.32	59,44,800	
39			D53	74.31	24.32	59,44,800	
40			D54	74.31	24.32	59,44,800	
41	Block E	1 st Floor	E11	74.31	24.32	59,44,800	
42			E12	74.31	24.32	59,44,800	
43			E13	74.31	24.32	59,44,800	
44			E14	82.42	24.32	65,93,600	
45		2 nd Floor	E21	74.31	24.32	59,44,800	
46			E22	74.31	24.32	59,44,800	
47			E23	74.31	24.32	59,44,800	
48			E24	82.42	24.32	65,93,600	
49		3 rd Floor	E31	74.31	24.32	59,44,800	
50			E32	74.31	24.32	59,44,800	
51			E33	74.31	24.32	59,44,800	
52			E34	82.42	24.32	65,93,600	
53		4 th Floor	E41	74.31	24.32	59,44,800	
54			E42	74.31	24.32	59,44,800	
55	E43		74.31	24.32	59,44,800		
56	E44		82.42	24.32	65,93,600		
57	5 th Floor	E51	74.31	24.32	59,44,800		
58		E52	74.31	24.32	59,44,800		
59		E53	74.31	24.32	59,44,800		
60		E54	82.42	24.32	65,93,600		
61	Block F	1 st Floor	F11	74.31	24.32	59,44,800	
62			F12	74.31	24.32	59,44,800	
63			F13	74.31	24.32	59,44,800	
64			F14	74.31	24.32	59,44,800	
65		2 nd Floor	F21	74.31	24.32	59,44,800	
66			F22	74.31	24.32	59,44,800	
67			F23	74.31	24.32	59,44,800	
68			F24	74.31	24.32	59,44,800	
69		3 rd Floor	F31	74.31	24.32	59,44,800	



Sr. No.	Block	Floor	FLAT No	Carpet Area	Balcony	Unit Consideration as per Ready Reckoner Rate (ASR) or as ascertained by a registered valuer on the date of issuance of certificate. (Rs.)
70			F32	74.31	24.32	59,44,800
71			F33	74.31	24.32	59,44,800
72			F34	74.31	24.32	59,44,800
73		4 th Floor	F41	74.31	24.32	59,44,800
74			F42	74.31	24.32	59,44,800
75			F43	74.31	24.32	59,44,800
76			F44	74.31	24.32	59,44,800
77		5 th Floor	F51	74.31	24.32	59,44,800
78			F52	74.31	24.32	59,44,800
79			F53	74.31	24.32	59,44,800
80			F54	74.31	24.32	59,44,800
81		1 st Floor	G11	74.31	24.32	59,44,800
82			G12	74.31	24.32	59,44,800
83			G13	74.52	22.46	59,61,600
84			G14	74.31	24.32	59,44,800
85			G15	74.31	24.32	59,44,800
86		2 nd Floor	G21	74.31	24.32	59,44,800
87			G22	74.31	24.32	59,44,800
88			G23	74.52	22.46	59,61,600
89			G24	74.31	24.32	59,44,800
90			G25	74.31	24.32	59,44,800
91		3 rd Floor	G31	74.31	24.32	59,44,800
92			G32	74.31	24.32	59,44,800
93			G3	74.52	22.46	59,61,600
94			G34	74.31	24.32	59,44,800
95			G35	74.31	24.32	59,44,800
96		4 th Floor	G41	74.31	24.32	59,44,800
97			G42	74.31	24.32	59,44,800
98			G43	74.52	22.46	59,61,600
99			G44	74.31	24.32	59,44,800
100			G45	74.31	24.32	59,44,800
101		5 th Floor	G51	74.31	24.32	59,44,800
102			G52	74.31	24.32	59,44,800
103			G53	74.52	22.46	59,61,600
104			G54	74.31	24.32	59,44,800
105			G55	74.31	24.32	59,44,800
		Total		8,257.27	2,583.84	66,05,81,600

