

VINDA R. BHOBE & CO. CHARTERED ACCOUNTANT

105, GOVINDA, MAHATMA GANDHI ROAD, PANAJI - GOA.

Off.: 2427679, 2420059

Date : 12/01/2021

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	₹49,09,766.00
	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		

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		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	₹4,78,67,836.00
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 30/06/2020		₹1,54,09,506.23
		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		₹19,62,710.14
		(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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	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	₹1,85,52,414.37
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		₹6,64,20,250.37
4		% completion of Construction Work (As per Project Engineer's Certificate)		14.72%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		44.01%
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		₹6,64,20,250.37
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		₹6,64,20,250.37

This certificate is being issued for RERA compliance for the Company M/s Cosme Costa & Associates and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

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Signature of Chartered Accountant
(Membership Number - 049383)

Name of Signatory: Vinda R. Bhobe

UDIN: 21049383AAAAM2292

Date: 12th January 2021

VINDA R. BHOBE & CO.
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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)	₹8,44,92,949.63
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)	NA
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2546.19 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	₹17,08,52,800.00
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	₹17,08,52,800.00
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 RERA compliance for the Company M/s Cosme Costa & Associates and is based on the records and documents as on 30th June 2020 produced before me and explanations provided to me by the management of the Company.

V R Bhoje

Signature of Chartered Accountant
(Membership Number - 049383)

Name of Signatory: Vinda R. Bhoje

UDIN: 21049383 AAAAAM2292

Date: 12th January 2021

VINDA R. BHOJE & CO
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Annexure A

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

SOLD INVENTORY

NON OF THE SHOPS, OFFICES OR APARTMENTS HAVE BEEN SOLD AS ON DATE.

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-2	73.95	₹40,67,250.00
19		BS-3	73.95	₹40,67,250.00
20		BS-4	80.02	₹44,01,100.00
21	THIRD	AT-1	73.95	₹40,67,250.00
22		AT-2	62.56	₹34,40,800.00
23		AT-3	62.56	₹34,40,800.00
24		AT-4	73.95	₹40,67,250.00
25		BT-3	73.95	₹40,67,250.00
26		BT-4	80.02	₹44,01,100.00

Vinda R. Bhobe



Signature of Chartered Accountant
(Membership Number - 049383)

Name of Signatory: Vinda R. Bhobe

UDIN:

Date: 12th January 2021

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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 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: 21 December 2020.

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 **30/06/2020** is calculated at **Rs. 1,45,74,475/-** (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. 8,43,80,625/-** (Total of Table A(i), A(ii) and B).
5. Work done in Percentage (as Percentage of the Total Estimated Cost) is **14.72%**
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on **30/06/2020** is as given in Table A(i), A(ii) and B below:



D. PARAZ
C.E., ME (STRUC)
ENGINEER
No. ER/0055/2010

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 30/06/2020 (based on the Estimated Cost)	₹1,13,57,000.00
3.	Work done in Percentage (as Percentage of the estimated cost)	50%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	₹1,13,57,000.00
5.	Cost Incurred on Additional / Extra Items as on 30/06/2020 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 30/06/2020 (based on the Estimated Cost)	₹32,17,475.00
3.	Work done in Percentage (as Percentage of the estimated cost)	5%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	₹6,11,32,025.00
5.	Cost Incurred on Additional / Extra Items as on 30/06/2020 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 30/06/2020 (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)	₹1,18,91,600.00
5.	Cost Incurred on Additional / Extra Items as on 30/06/2020 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully


Signature of Engineer

VIRAJ 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.

V. PARAZ

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

CIVIL ENGINEER

ER/0055/2010