

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: 15th January 2026

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

Subject: Certificate of Percentage of Completion of Construction Work of 1 CHOGM, Residential cum Commercial Project (GoaRERA Registration Number PRGO10242317) situated on the Survey No. 59 sub division no. 1 of Village Pilerne, demarcated by its boundaries (latitude and longitude of the end points) by property bearing Survey No. 33/2 and property bearing survey number 58/4 to the North, By property bearing Survey no. 59/1-A of Village Pilerne, Bardez, Goa to the South, By Boundary of Village Soccoro to the East, By property bearing Survey No. 32/1 of Pilerne Village to the West within Pilerne Village, Taluka Bardez, Dist North Goa, PIN 403 514, admeasuring 11,550 Sq. Mtrs. area being developed by M/s Cosme Costa Construction Pvt. Ltd.


AR. PUSHKARAJ KARAKAT
Req. No.CA/2004/34125

Proprietor
Studio 13

architecture and urban design

Sir,

I Pushkaraj Karakat, have undertaken assignment as Architect/~~Licensed Surveyor~~ of certifying Percentage of Completion of Construction Work of the **1 CHOGM, situated on the Survey No. 59 sub division no. 1 of Village Pilerne, Taluka Bardez, Dist North Goa, PIN 403 514, admeasuring 11550 Sq. Mtrs. area, being developed by M/s Cosme Costa Construction Pvt. Ltd.**

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

- (i) Studio 13, Mr. Pushkaraj Karakat as Architect;
- (ii) Mr. Viraj Paraz as Structural Consultant;
- (iii) Mr. Ashok Joshi as MEP Consultant;
- (iv) Babuso Naik 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 31/12/2025, the Percentage of Work done for each of the Buildings of the Real Estate Project as registered vide number **PRGO10242317** 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 A1

F-1, Villa no 6, Paradise on earth, Behind pda plots, Porvorim,
Goa, 403521 Tel: +91 9766730822, + 91 8484991396
E mail: Studio13.architects@gmail.com


AR. PUSHKARAJ KARAKAT

Reg. No.CA/2004/34125

Proprietor

**Studio 13
architecture and urban design**

1 CHOQM, Commercial 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 0 number Plinth	100
3	1 number of Podiums	100
4	Stilt Floor - 0	NA
5	3 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	100
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100
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.	100
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


AR. PUSHKARAJ KARAKAT
 Reg. No. CA/2004/34125
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Table A2**1 CHOQM, Residential Building Project (Blocks A, B, C, D & Gym)***(to be prepared separately for Building Project)*

Sr. No.	Tasks / Activity	Percentage of Work Done
1	Excavation	95
2	<u>1</u> Basement(s) and <u>1</u> number Plinth	100
3	<u>NA</u> number of Podiums	0
4	Stilt Floor - <u>1</u>	100
5	<u>6</u> 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	50
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	70
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	50
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	20


AR. PUSHKARAJ KARAKAT
 Reg. No. CA/2004/34125
 Proprietor
Studio 13
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F-1, Villa no 6, Paradise on earth, Behind pda plots, Porvorim,
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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	Road, Footpaths
2.	Water Supply	Yes	60	Overhead water tank, underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	50	STP
4.	Storm Water Drains	Yes	50	Gutters
5.	Landscaping & Tree Planting	Yes	0	Landscaping & Tree Planting
6.	Street Lighting	Yes	0	Street Post Top Lights
7.	Community Buildings	Yes	80	Club House
8.	Treatment & Disposal of sewage & Sullage water	Yes	75	STP
9.	Solid waste management & Disposal	Yes	0	Waste Segregation
10.	Water conservation, Rain Water Harvesting	Yes	0	Rain Water Percolation Pits
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

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Arch. Pushkaraj Karakat

Council of Architecture Reg. No. CA/2004/34125

AR. PUSHKARAJ KARAKAT

Reg. No. CA/2004/34125

Proprietor

Studio 13

architecture and urban design

PARAZ AND ASSOCIATES

Project Consultants

Engineers

Valuers

REG No. ENGR/74/BS M.E. NO. M 11035/2 CAT 1/NOI 1/4/30/99/2000 (W.E. ACT 1957) INDIA

Viraj D. Paraz

B.E. (Civil) M.E. (Struct)

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

Date: 15th January 2026

Subject: Certificate of Cost Incurred for Development of Cosme Costa's '1 CHOGM', Residential cum Commercial Building Project (Goa RERA Registration Number PRGO10242317) situated on the Survey No. 59 sub division no. 1 of Village Pilerne, demarcated by its boundaries (latitude and longitude of the end points) by property bearing Survey No. 33/2 and property bearing survey number 58/4 to the North, By property bearing Survey no. 59/1-A of Village Pilerne, Bardez, Goato the South, By Boundary of Village Soccoro to the East, By property bearing Survey No. 32/1 of Pilerne Villageto the West within Pilerne Village, Taluka Bardez, Dist North Goa, PIN 403 514, admeasuring 11,550Sq. Mtrs. area being developed by M/s Cosme Costa Construction Pvt. Ltd.

Ref.: Goa RERA Registration Number PRGO10242317

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 PRGO10242317) Cosme Costa's 1 CHOGM, Residential cum Commercial Building Project, situated on the Survey No. 59 sub division no. 1 of Village Pilerne, Taluka Bardez, Dist North Goa, PIN 403 514, admeasuring 11550 Sq. Mtrs. area being developed by M/s Cosme Costa Construction Pvt. Ltd.



Following technical professionals are appointed by Owner / Promoter: -

- (i) Studio 13, Mr. Pushkaraj Karakatas Architect;
- (ii) Mr. Viraj Paraz as Structural Consultant;
- (iii) Mr. Ashok Joshi as MEP Consultant;
- (iv) Babuso Naik 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 **₹59,20,98,450.00** (Total of Table A1 & A2 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 **Town & Country Planning Department** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** as on 31/12/2025 is calculated at **₹29,04,97,279.00** (Total of Table A1 & A2 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 **Town & Country Planning Department** (Planning Authority) is estimated at **₹30,16,01,171.00** (Total of Table A1 & A2 and B).
5. Work done in Percentage (as Percentage of the Total Estimated Cost) is **49.06%**
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on 31/12/2025 is as given in Table A and B below:

V. PARAZ
ME (STRUC)
ENGINEER
R/0055/2010

TABLE A 1Building / Wing: **Commercial Building** in the scheme called **1 Chogm**

(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	13,81,86,950.00
2.	Cost incurred as on 31/12/2025(based on the Estimated Cost)	11,83,38,279.00
3.	Work done in Percentage (as Percentage of the estimated cost)	85.63%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	1,98,48,671.00
5.	Cost Incurred on Additional / Extra Items as on 31/12/2025 not included in the Estimated Cost (Annexure A)	NIL

TABLE A 2Building / Wing: **Residential Building (Blocks A, B, C, D& Gym)** in the scheme called **1 Chogm**

(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	40,39,11,500.00
2.	Cost incurred as on 31/12/2025 (based on the Estimated Cost)	16,71,59,000.00
3.	Work done in Percentage (as Percentage of the estimated cost)	41.38%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	23,67,52,500.00
5.	Cost Incurred on Additional / Extra Items as on 31/12/2025 not included in the Estimated Cost (Annexure A)	NIL

D. PARAZL), ME (STRUC)
ENGINEER

ER/0055/2010

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	5,00,00,000.00
2.	Cost incurred as on 31/12/2025 (based on the Estimated Cost)	50,00,000.00
3.	Work done in Percentage (as Percentage of the estimated cost)	10%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	4,50,00,000.00
5.	Cost Incurred on Additional / Extra Items as on 31/12/2025 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

VIRAJ D. PARAZ

B. E. (CIVIL) ME (STRUC)

CIVIL ENGINEER

REG. NO. ER/0055/2010

Signature of Engineer

Town and Country Planning Department Reg.No. _____

***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.

D. PARAZ

B. E. (CIVIL) ME (STRUC)

ENGINEER

REG. NO. ER/0055/2010