



**K. A. SAHAKARI
& ASSOCIATES**
CONSULTING ENGINEERS

F21, FIRST FLOOR, ANGARAKI
BUILDING, OPP. FIRE STATION,
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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 ____) 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 _____

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 ____) 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.


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.: SF/0019/2010

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/-** (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 date is calculated at **Rs. 0/-** (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. 21,39,60,550/-** (Total of Table A and B).
5. Work done in Percentage (as Percentage of the Total Estimated Cost) is **0%**
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:


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TABLE A

Building / Wing bearing number.....or called Cosme Costa's Villa 1

(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 15/12/2022 (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)	18,94,07,700.00
5.	Cost Incurred on Additional / Extra Items as on 15/12/2022 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 15/12/2022 (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 31/08/2022 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Signature of Engineer

Town and Country Planning Department Reg. No. SE/0019/2010Dated: 6th January, 2023

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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)



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