

Independent Auditors' Certificate on project fund utilization and withdrawal by M/s Cosme Costa Construction Private Limited ('the Company') for the period from April 01, 2024 to March 31, 2025 with respect to the Project titled '1 CHOGM' bearing Goa Real Estate Regulatory Authority (the 'Goa RERA') Registration Number PRGO10242317.

To,
The Board of Directors
Cosme Costa Construction Private Limited
E- 8, 56, Cosme Costa House,
Altinho, Mapusa,
Goa 403507

1. We have been requested by the Company having its registered office at E- 8, 56, Cosme Costa House, Altinho Mapusa, Goa 403507 vide addendum to engagement letter dated September 22, 2025 to issue a certificate on the accompanying statement of accounts on project fund utilization and withdrawal by the Company for the period from April 01, 2024 to March 31, 2025 prepared by the management with respect to Project titled '1 CHOGM' ('the Project') bearing Goa Real Estate Regulatory Authority (the 'Goa RERA') Registration Number PRGO10242317 (the 'Statement'), as required under the provisions section 4(1)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 read along with The Goa Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017 together named as 'RERA Regulations'

2. Management's Responsibility for the Statement

The preparation of the Statement, as attached herewith, in accordance with the provisions of the RERA Regulations is the responsibility of management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation of the Statement, creation and maintenance of all accounting and other records supporting its contents, applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

The Management is responsible for ensuring that the Company complies with all the requirements of the RERA Regulations and provides all relevant information to the RERA Authority.

3. Auditor's Responsibility

Pursuant to the requirement of the RERA Regulations, it is our responsibility to obtain reasonable assurance and form an opinion that the Statement is in agreement with the financial statements and underlying books of accounts and other records of the Company and the withdrawal from the designated bank account is in accordance with the proportion to the percentage of completion of the project

We have verified the following records and documents as on March 31, 2025 furnished by the Company-

- a) The details of amount collected by the Company from the customers of 'the Project' during the period April 01, 2024 to March 31, 2025 and from the date of registration with RERA till March 31, 2025
- b) Statement of RERA Bank account for Central Park with HDFC bank having bank account number 50200076540535 for the period April 01, 2024 to March 31, 2025.
- c) Statement of Master Bank account with HDFC bank having bank account number 50200076537171 for the period April 01, 2024 to March 31, 2025.
- d) Certificate from the Chartered Engineer dated April 19, 2025 in Form-3 on the percentage of completion of the project as on March 31, 2025.



We have audited the financial statements of the Company as of and for the financial year ended March 31, 2025, on which we issued an unmodified audit opinion vide our reports dated September 30, 2025. Our audits of these financial statements were conducted in accordance with the Standards on Auditing and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. Our audits were not planned and performed in connection with any transactions to identify matters that may be of potential interest to third parties.

We conducted our examination of the Statement in accordance with the 'Guidance Note on Reports or Certificates for Special Purposes' issued by ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by ICAI.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

4. Opinion

Based on our examination and according to the information, explanations and representations given to us by the management of the Company, we hereby report that the particulars and amounts disclosed in the Statement are in accordance with the financial statements and underlying books of accounts and other records. The Company has utilized the amounts collected for 'the Project' only for that project and the withdrawal from the designated bank account is in accordance with the proportion to the percentage of completion of the project.

5. Restriction on Use

The certificate is addressed to and provided to the Board of Directors of the Company solely for onward submission to RERA authorities to comply with the requirements of the RERA Regulations. It should not be used by any other person or for any other purpose. M S K A & Associates shall not be liable to the Company or to any other concerned for any claims, liabilities or expenses relating to this assignment.

Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

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

Nitin Manohar Jumanji
Partner
Membership No. 111700
UDIN: 25111700BMKSP16172



Place: Pune
Date: October 31, 2025



Cosme Costa Construction Pvt. Ltd

Projects - Residential, Commercial & Industrial

Altinho Mapusa, Goa.

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Website : www.cosmecosta.in

CIN : U26942GA1994PTC001665

Statement of Accounts on project fund utilization and withdrawal by M/s Cosme Costa Construction Private Limited ('the Company') for the period from April 01, 2024 to March 31, 2025 with respect to the Project titled '1 CHOGM' ('the Project') bearing Goa Real Estate Regulatory Authority (the 'Goa RERA') Registration Number PRGO10242317 located at Survey No. 59 sub division no. 1 of village Pilerne, Taluka Bardez, Dist North Goa, PIN 403514.

Sr. No	Particulars	
1.	Name of the Entity	M/s Cosme Costa Construction Private Limited
2.	Goa RERA registration number	PRGO10242317
3.	Percentage of Completion (POC %) as on March 31, 2025 (As per Project Engineer's Certificate)	29.69%
4.	Amount collected during the year for this project	Rs. 4,62,49,880/-
5.	Amount collected from the date of registration with RERA till March 31, 2025	Rs. 4,62,49,880/-
6.	Amount withdrawn during the year for this project	Rs. 1,79,96,414/-
7.	Amount withdrawn from the date of registration with RERA till March 31, 2025	Rs. 1,79,96,414/-

The Company has utilized the amounts collected for 'the Project' only for that project and the withdrawal from the designated bank account is in accordance with the proportion to the percentage of completion of the project.

For and on behalf of

M/s Cosme Costa Construction Private Limited

Ryan Costa
Authorised signatory



Date :- October 31, 2025

