



**Building
Relationships**

Dear Sir,

**Sub: VIDA Phase 2 Project Registration No: PRGO04180244 located at Survey no. 20 / 1 - L (PART), Opp
Shiva Temple, Bainguinim,, Tiswadi, North Goa**

We are pleased to update on our project under RERA No. PRGO04180244 and the status thereof. We are happy to announce that we are nearing completion of 156 apartments from 13 buildings and have sent out letters to customers inviting them to come forward for inspection of their apartments and the subsequent handovers; and have also apprised them about the enhancements made to the overall masterplan. Kindly find attached the letters sent for your kind perusal. Concurrently, we are also in the process of applying for the Occupation Certificate for these 156 apartments so that the same can be handed over to customers.

At the time of our last extension, there were several customers who had not made their payments on time resulting in a shortfall in the expected cash flow to about **Rs.2,73,12,570 Crores** despite sending demand letters for the same. To ensure that the construction activities continue without any further interruption, we had to seek additional construction-related financing to boost and maintain the momentum of the work.

Our efforts allowed us to proceed with the construction, and as a result, the customers who had earlier filed complaints in RERA have now been settled and retained as mentioned below.

In the light of the comprehensive efforts undertaken in the past year, we have also successfully retained customers who had approached RERA. Remarkably, even instances where RERA had issued orders against us, we have worked towards retaining them as Customers. Details of all retained customers are listed below:



EXPAT PROJECTS AND DEVELOPMENT PRIVATE LIMITED

CIN: U45202KA2007PTC043869

REGISTERED OFFICE : 301 To 314, 3rd Floor, A-Wing, Carlton Towers, No. 1 HAL 2nd Stage, Old Airport Road, Bengaluru-560008.

COMMUNICATION OFFICE : 620, 6th Floor B-Wing, Carlton Towers, No. 1 HAL 2nd Stage, Old Airport Road, Bengaluru-560008.

Email: service@expat-group.com Tel: +91 80 44447777

Sr.No.	Customer Name	Status
1	Shoeb Mansoor Muljiani	Retained
2	Mubina Bi Aziz Shaikh	Partially refunded
3	Aftaf Ahmed Xec	Retained
4	Pascal Monis	Retained
5	Pascal Monis	Retained
6	Melissa Rodrigues	Retained
7	Khalil Ahamad Aga	Retained
8	Mahamad Hanif Aga	Retained
9	Sneha Sachin Kulkarni	Retained
10	Joven Monte Fernandes	Retained
11	Anjali Dileep Satoskar	Retained
12	A K Pandey	Retained

We have made every effort to address our customer concerns, resolves disputes and ensure continued satisfaction of our clients.

Since we are nearing the completion of 156 apartments, we are now ready to commence construction of the remaining buildings in the project. Although, we still have a significant outstanding payment from our customers we are actively working towards recovering the same and are diligently sending out Demand Letters wherever necessary. Below are the details of the Demand letters sent out and the building-wise breakup of the outstanding amounts from December 2022 till date:

Tower	Current Outstanding
A15	33,60,564
A07	23,50,500
A08	31,02,733
A09	9,45,023
E01	6,30,750
E02	34,82,126
E03	11,38,500
E04	47,17,813
E06	21,86,374
E07	53,98,188
Total	2,73,12,570





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Therefore, we request for an extension to complete the construction of these buildings. We believe that the additional time will not only enable us to fulfil our commitments to our valued customers but also contribute to the overall success of our project. We understand the responsibilities that come with an extension and assure you that we will continue to comply with all the regulatory requirements throughout the extended timeline.

We humbly request your kind consideration of our appeal for an extension to complete the construction of the remaining buildings in our Project VIDA Phase 2. We are committed to providing the highest quality service and ensuring compliance with all regulatory requirements.

Thanking you,

Yours sincerely,

For, Expat Projects & Development Pvt. Ltd.

