

To,

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

**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, 2021 to March 31, 2022 with respect to the Project titled 'CENTRAL PARK' bearing Goa Real Estate Regulatory Authority (the 'Goa RERA') Registration Number PRGO05211329**

We have been requested by the Company having its registered office at E- 8, 56, Cosme Costa House, Altinho Mapusa, Goa 403507 vide engagement letter dated May 05, 2022 to issue a report on the accompanying statement of accounts on project fund utilization and withdrawal by the Company for the period from April 01, 2021 to March 31, 2022 with respect to Project titled 'CENTRAL PARK' ('the Project') bearing Goa Real Estate Regulatory Authority (the 'Goa RERA') Registration Number PRGO05211329 (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'.

#### **Management's Responsibility**

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 also responsible for ensuring that the Company complies with all the requirements of the RERA Regulations.

#### **Auditor's Responsibility**

Pursuant to the requirement of the RERA Regulations, it is our responsibility to obtain reasonable assurance and form an opinion as to whether 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 November 22, 2022 furnished by the Company -

- a) The details of amount collected by the Company from the customers of the 'the Project' during the period April 01, 2021 to March 31, 2022 and from the date of registration with RERA till March 31, 2022
- b) Statement of RERA Bank account for Central Park with HDFC bank having bank account number 50200057692691
- c) Statement of Master Bank account with HDFC bank having bank account number 50200057693948.
- d) Certificate from the Chartered Engineer dated May 02, 2022 in Form-3 on the percentage of completion of the project.

We have audited the financial statements of the Company as of and for the financial year ended March 31, 2022, on which we issued an unmodified audit opinion vide our report dated September 30, 2022. Our audit of these financial statements was conducted in accordance with the Standards



# MSKA & Associates

Chartered Accountants

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.

We conducted our examination of the Annexure 1 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.

## 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.

## 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 and should not be used by any other person or for any other purpose without our prior written consent.

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 Number: 105047W



**Darryl Frank**  
Partner  
Membership No. 104096  
UDIN:- 22104096BDWWAM5824

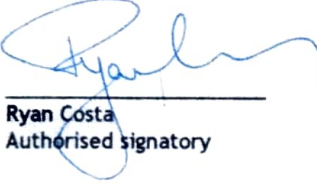


Place: Panaji, Goa  
Date: November 23, 2022

Statement of Accounts on project fund utilization and withdrawal by M/s Cosme Costa Construction Private Limited for the period from April 01, 2021 to March 31, 2022 with respect to the Project titled 'CENTRAL PARK' bearing Goa Real Estate Regulatory Authority (the 'Goa RERA') Registration Number PRGO05211329 located at Survey No. 73 sub division no. 12 of P.T.Sheet no. 9, Cuchelim, Mapusa, Goa, PIN 403507.

Sr. No	Particulars	
1.	Name of the Entity	M/s Cosme Costa Construction Private Limited
2.	Goa RERA registration number	PRGO05211329
3.	Percentage of Completion (POC %) as on March 31, 2022 (As per Project Engineer's Certificate)	28.34%
4.	Amount collected during the year for this project	Rs. 7,62,59,014/-
5.	Amount collected from the date of registration with RERA till March 31, 2022	Rs. 7,62,59,014/-
6.	Amount withdrawn during the year for this project	Rs. 7,62,57,786/-
7.	Amount withdrawn from the date of registration with RERA till March 31, 2022	Rs. 7,62,57,786/-

For and on behalf of  
M/s Cosme Costa Construction Private Limited

  
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Ryan Costa  
Authorised signatory



Date :- November 23, 2022

