

J. M. VERLEKAR & CO.
CHARTERED ACCOUNTANTS

JANARDAN M. VERLEKAR

B.A. (Hons) F.C.A.

BHUSHAN J. VERLEKAR

B.Com., F.C.A., DISA

205, C. D. Blue Chip,

Isidora Baptista Road,

Pajifond, Margao – Goa 403601

Tel./Fax.

Off: (0832) 2702609

Res: (0832) 2750598

Mobile: 9822385403

Email: bhushan_1983@rediffmail.com

FORM 6
[See Section 4(2)(I)(D)]

**ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS
STATUTORY AUDITOR OF THE PROMOTER/PROMOTER'S COMPANY /
FIRM/BUSINESS ENTITY)**

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
NIRMAL ESTATE
F-23, Nirmal Residency,
Tilamol, Quepem – Goa

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by M/s. NIRMAL ESTATE (Name of The Company/Promoter), hereinafter referred to as the "Promoter", for the Financial Year(Period) Ending 01-04-2025 to 31-03-2026 with respect to the Project bearing Goa RERA Reg. Number PRGO07252415.

1. This certificate is issued in accordance with the provisions 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.

2. I / We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of the Promoter for the financial year/period from 01-04-2025 to 31-03-2026 and hereby certify that:

i. The Promoter has/have completed 55% of Building A and 55% of Building B of the project titled NIRMAL SUNRISE (Name) bearing Goa RERA Reg. No. PRGO07252415 located at Survey No. 122/1-C-2, Xeldem Village, Quepem Taluka, South Goa – Goa 403705.

ii. Amount collected during the year/period in question for this project is Rs. NIL/- and amounts collected till date is Rs. NIL/-



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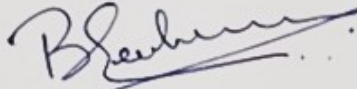
Mobile: 9822385403

Email: bhushan_1983@rediffmail.com

iii. Amount withdrawn during the year/period in question for this project is Rs. 1,29,72,997/- and amount withdrawn till date is Rs. 1,81,01,625/-

4. I/We certify that the Promoter has/have utilized the amounts collected for NIRMAL, SUNRISE project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

For J. M. Verlekar & Co.
Chartered Accountants



Name of the Signatory: CA Bhushan J. Verlekar
Membership No.: 134651

UDIN - 26134651GCHAZT5292

Date: 03/07/2026

Place: Margao - Goa

Full Address: 205, C D Blue Chip,
Isidora Baptista Road, Pajifond,
Margao – Goa 403601

Contact No. : 0832-2702609

E mail: bhushan_1983@rediffmail.com



Auxilio J. S. Rodrigues B.E. Civil(Hons)

CONSULTING ENGINEER

Office: Business Point, 1st Floor, Angod,
Behind Comunidade Ghor,
Mapusa - Goa.

Res : Auchit Vaddo, Assonra, Bardez,
Goa. **Ph :** 9822138172

FORM 3
ENGINEER'S CERTIFICATE

Date : 18/06/2026

To,
M/S. NIRMAL ESTATES
Partner, Mr. JOHANN DOMNICK FERNANDES,
(as power of attorney of
a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik &
b) Mrs. Reema Avdhut Naik)
F 23, Nirmal Residency, TILAMOL,
QUEPEM - GOA 403705.

Subject: Certificate of percentage of completion of construction work of Commercial & Residential Building " **NIRMAL SUNRISE** ", No. of Buildings 2, Wings (s) 1 of the 1st Phase of the project (Goa RERA Registration Number) Situated on the plot bearing Survey No. 122 / 1 - C - 2 (part) demarcated by its boundaries, Survey no.122 / 1-C to the North, 30.00 mts wide road to the South, Survey no.121 / 2 & 121 / 4 (p) to the East, Survey no. 122 / 1 - C - 2 (remain part) to the West of Division, Xeldem village, Taluka Quepem District South Goa PIN 403705 admeasuring 1431.00 sq. mts. area being developed by Mr. JOHANN DOMNICK FERNANDES (as power of attorney of a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik & b) Mrs. Reema Avdhut Naik).

Ref: Goa RERA Registration Number PRGO07252415

Sir,

I Shri Auxilio J. S. Rodrigues undertaken assignment of certifying Estimated Cost for Mr. JOHANN DOMNICK FERNANDES (as power of attorney of a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik & b) Mrs. Reema Avdhut Naik). Building (s) 2 / Wings (s) 1 of the 1 phase of the Project, situated on the plot bearing Survey No. 122 / 1 - C - 2 (part) of Xeldem village, Quepem Taluka South Goa District 403705 PIN admeasuring 1431.00 sq. mts. area being developed by Mr. JOHANN DOMNICK FERNANDES (as power of attorney of a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik & b) Mrs. Reema Avdhut Naik).

Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri. Rabindra Cacodcar as L.S / Architect;
- (ii) Shri. Auxilio Rodrigues as Structural Consultant;
- (iii) Shri. _____ as MEP Consultant;
- (iv) Mr. Karan Shetry as Site Engineer

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 byNA..... 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.3,92,00,000/-** (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 **South Goa Planning & Development Authority, Margao,Goa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **Rs.1,94,03,999/-** (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 **South Goa Planning & Development Authority, Margao,Goa** (Planning Authority) is estimated at **Rs.1,97,96,001/-** Total of Table A and B).
5. 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:

TABLE A

Building / Wing bearing number...or called **Building A**, Building Project

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on _____ date of Registration	Rs.1,65,06,653/-
2.	Cost incurred as on 27/05/2026 (Based on the estimated cost)	Rs.90,78,659/-
3.	Work done in Percentage (As Percentage of the estimated cost)	55 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.74,27,994/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. /-



TABLE A

Building / Wing bearing number...or called **Building B**, Building Project

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on _____ date of Registration	Rs.1,87,73,347/-
2.	Cost incurred as on 27/05/2026 (Based on the estimated cost)	Rs.1,03,25,340/-
3.	Work done in Percentage (As Percentage of the estimated cost)	55 %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.84,48,007/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs. /-

TABLE B

Building / Wing bearing number...or called _____, Building 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 _____ date of Registration	Rs.39,20,000/-
2.	Cost incurred as on 27/05/2026 (Based on the estimated cost)	Rs._/-
3.	Work done in Percentage (As Percentage of the estimated cost)	- %
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.39,20,000/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs._/-

Yours Faithfully,



Signature of Engineer
TCP Registration no. : SE/0002/2019

AUXILIO RODRIGUES
B.E. Civil (Hons)
Reg. No. PWD/ENGR. 299/92
Dongri, Assunora,
Bardez, Goa 403 503

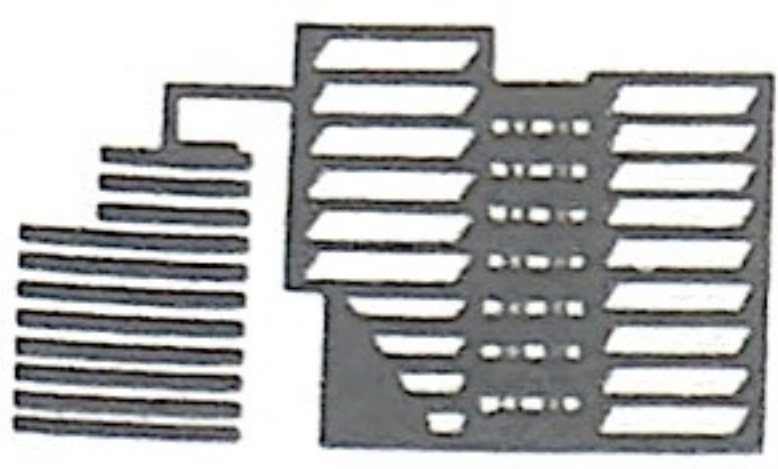
***Note**

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.

Annexure A

List of Extra / Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)



RABINDRA CACODCAR CONSULTANTS

SO-37, 2nd Floor, Baboy Commerce Centre,
Margao, Goa. 403 601.
email : atlantis.goa@gmail.com
Mob: 9326126514

REF. :

DATE: 11/06/2026

**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**

FORM 1

(See Rule 5(1) (a)(ii))

ARCHITECT'S CERTIFICATE

**(To be submitted at the time of Registration of On-Going Project and for withdrawal of
Money from Designated Account)**

To,

M/S. NIRMAL ESTATES

Partner, Mr. JOHANN DOMNICK FERNANDES,

(as power of attorney of

a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik &

b) Mrs. Reema Avdhut Naik)

F 23, Nirmal Residency, TILAMOL,

QUEPEM – GOA 403705.

Subject:

Certificate of percentage of completion of construction work of Commercial & Residential Building “ **NIRMAL SUNRISE** ”, No. of Buildings 2 (A & B buildings), Wings (s) 1 of the 1st Phase of the project (Goa RERA Registration Number) Situated on the plot bearing Survey No. 122 / 1 – C – 2 (part) demarcated by its boundaries, Survey no.122 / 1-C to the North, 30.00 mts wide road to the South, Survey no.121 / 2 & 121 / 4 (p) to the East, Survey no. 122 / 1 – C – 2 (remain part) to the West of Division, Xeldem village, Taluka Quepem District South Goa PIN 403705 admeasuring 1431.00 sq. mts. area being developed by Mr. JOHANN DOMNICK FERNANDES (as power of attorney of a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik & b) Mrs. Reema Avdhut Naik) .

Ref: Goa RERA Registration Number : PRG007252415

Sir,

I / We Shri. Rabindra Cacodcar have undertaken assignment as Architect / Engineer / Licensed Surveyor of certifying percentage of Completion of Construction work of the Mr. JOHANN DOMNICK FERNANDES (as power of attorney of a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik & b) Mrs. Reema Avdhut Naik). Building (s) 2 / Wings (s) 1 of the 1 phase of the Project, situated on the plot bearing

Survey No. 122 / 1 – C – 2 (part) of Xeldem village, Quepem Taluka South Goa District 403705 PIN admeasuring 1431.00 sq. mts. area being developed by Mr. JOHANN DOMNICK FERNANDES (as power of attorney of a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik & b) Mrs. Reema Avdhut Naik) .

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

- (i) M/s/ Shri. Rabindra Cacodcar as L.S./Architect / Engineer;
- (ii) M/s/Shri. Engineer Auxilio Rodrigues as Structural Consultant
- (iii) M/s/Shri/Smt.as MEP consultant
- (iv) M/s/Shri. Karan Shetry as Site Engineer

Based on Site Inspection, with respect to each of the building/wing of the aforesaid Real Estate project, I certify that as on the date of this certificate, the percentage of work done for each of the building/wing of the Real Estate project as registered vide number PRGO07252415 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 A

Building Number “A” (to be prepared separately for each Building/ Wing of the Project)

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100 %
2	Number of basement(s) and plinth	-
3	Number of Podiums	-
4	Stilt Floor	100%
5	Number of Slabs Of Super Structure	100 %
6	Internal Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	100 %
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	0 %
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	50 %
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	10 %
10	Installation of Lifts ,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, electro, Mechanical Equipments ,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	0 %

Building Number “ B ” (to be prepared separately for each Building/ Wing of the Project)

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100 %
2	Number of basement(s) and plinth	-
3	Number of Podiums	-
4	Stilt Floor	100%
5	Number of Slabs Of Super Structure	100 %
6	Internal Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	90 %
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	0 %
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	50 %
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	10 %
10	Installation of Lifts ,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, electro, Mechanical Equipments ,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	0 %

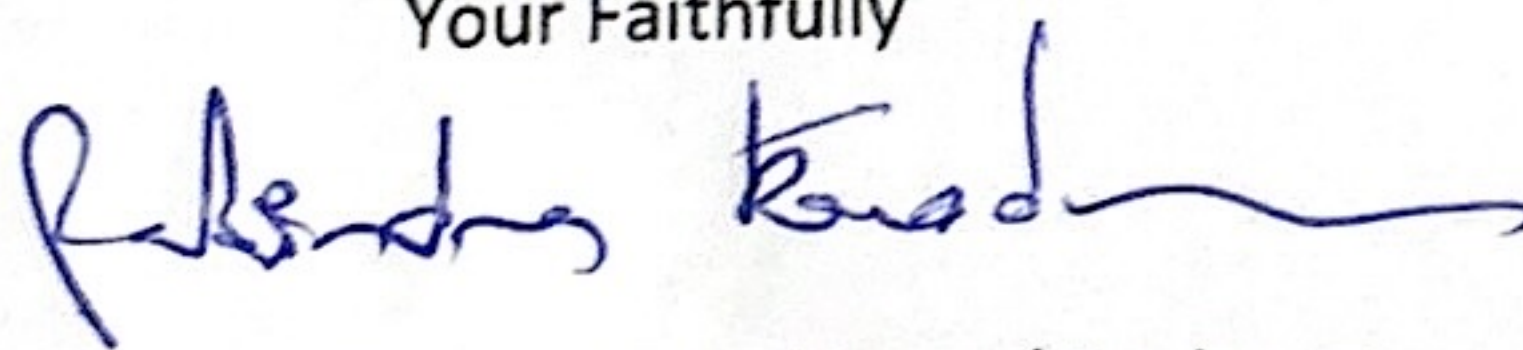
Table B

Internal & External Development Works in respect of the entire Registered Phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage Of Work Done	Details
1	Internal Roads and Footpaths'	YES	0 %	
2	Water Supply	YES	0 %	
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	0 %	
4	Storm Water Drains	NO		
5	Landscaping & Tree Planting	NO		
6	Street Lighting	NO		
7	Community Buildings	NO		
8	Treatment and Disposal of Sewage And Sullage water	NO		
9	Solid Waste Management & Disposal	NO		
10	Water Conservation , Rain water	NO		

	harvesting			
11	Energy Management	NO		
12	Fire Protection And Fire safety Requirements	NO		
13	Electrical meter R room, Sub-station, Receiving station	NO		
14	Others (Option to Add more)	NO		

Your Faithfully



Signature & Name of Architect / Engineer

License No. _ER/0008/2010

RABINDRA CACODCAR
B.E. CIVIL (I.S.T.-LISBON)
T.C.P.D. Reg. No. ER/0008/2010

Project Architect Details

Particulars	Remarks	Source Document
Architect / Engineer Name	Rabindra Cacodcar	Copy of certificate of Registration as Engineer FROM Town and Country Planning Department, Goa.
Email ID		
Address Line 1	SO37, 2 nd Floor, Baboy C. Centre	
Address Line 2	Margao, Goa	
State	Goa	
District	South Goa	
PIN Code	403601	
Year of Establishment	October 1998	
No. of Projects Completed	55	
Value of Project Completed	120,00,00,000/-	