

FORM VI
[See rule7(2)]

FIFTH EXTENSION



CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6 of the Act, to the following project: **Expat VIDA Uptown Goa Row House Phase 1** registered with the regulatory authority vide project registration certificate bearing No **PRGO10180595** of **Expat VIDA Uptown Goa Row House Phase 1**

1 **Expat Projects And Development Pvt Ltd [Company]** having its registered office/principal place of business at **411, 4th Floor, Gera Imperium II, EDC Complex, Patto, Panaji, Goa - 403001, North Goa.**

2. This extension of registration is granted subject to the following conditions, namely:-

- (i) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act.
- (ii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause(1) of sub-section(2) of section 4
- (iii) The extension shall be valid for a period of commencing from **01-Jan-2024** and ending with **31-Dec-2026** unless extended by the Goa Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under; besides the additional Conditions imposed by the Authority vide its order dt. 24-Nov-2025 which forms Annexure 'A' to this certificate.
- (v) That the promoter shall take all the pending approvals from the competent authorities
- (vi) If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act provisions of the Act and the rules and regulations made there under.

This registration certificate is issued by the approval of the Authority

Dated: **04-Dec-2025**

Place: **Panaji**

Digitally signed by GAUNS DESSAI DATTARAJ
Date: 2025.12.09 12:07:16 +05'30'
Signature and Seal of the Authority Officer
Goa Real Estate Regulatory Authority

ANNEXURE - I

The additional conditions for extension of registration for the project 'Expat Vida Uptown Goa Row House Phase – I' are as below;

1. The grant of extension of the registration of the project is without prejudice to the rights of the allottees/stakeholders. Further, the promoter shall inform all allottees individually in writing (email + physical letter) about the extension granted.
2. The promoter shall complete the project as per the construction completion schedule dated 27/10/2025 submitted to the authority, a copy of which shall also be transmitted to all the allottees and association of allottees if formed and in case of failure to adhere to the same, authority will take further action as required under the Act.
3. Besides, the promoter shall submit monthly progress report indicating the extent of physical and financial progress made during the month duly certified by the project Architect, Engineer and Chartered Accountant qua execution of the said construction completion schedule and also endorse a copy of the said report to the Association of Allotees, if any, formed and all the Allotees of the said project.

4. The promoter shall also not be granted registration of any new project by Goa RERA until the present project is completed, the Occupancy Certificate is obtained, and all statutory liabilities are discharged.
5. For regular monitoring the progress of work, Goa RERA shall appoint an independent Project Management Consultant (PMC) preferably Goa Engineering College for verifying the physical as well as financial progress through site inspections and scrutiny of accounts as required once every 45 days for initial six months and upon review thereafter by GOA RERA, the same could be conducted on quarterly basis. The expenses towards the appointment of Project Management Consultant shall be borne by promoter including the all logistic and transport arrangements.
6. The reports of site inspections by PMC as referred to above in the preceding para, would clearly bring out the shortfall if any, in physical and financial progress and also the factors that are impacting or are likely to impact the achieving of requisite physical and financial progress of the project as well as suggest the remedial measures in this regard.
7. The promoter shall inform the Authority and update the webpage upon receipt of any approvals/modifications/restrictions

granted/imposed by the competent authority qua the project excluding completion certificate, occupancy certificate, etc. and also update all progress on the project registration webpage from time to time.

8. Authority shall review the physical and financial progress of the project every two months and if required issue additional directions to the promoter for achieving the early completion of the project. Further, Authority may also revoke the extension granted at any stage.