



U S MISHRA AND ASSOCIATES

CHARTERED ACCOUNTANTS

CA. Udal Mishra

M.com, FCA, DISA, ERM
FAFD, ISO Lead Auditor

FORM 4
(See Rule 5 (1) (a) (ii))

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project and subsequent withdrawal of money)

Cost of Real Estate Project Goa RERA Registration Number PRGO08232080

Sr No	Particulars	Estimated	Incurred
1 (i)	Land Cost		
a.	Value of Land as ascertained from ASR prepared under the provisions of the Applicable Act applicable on the date of registration real estate project or as ascertained by Registered Valuer (In case due to inheritance, gift or otherwise, is not required to incur any cost towards acquisition of ownership or title to land)	1,06,65,63,740	1,06,65,63,740
b.	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.		
c.	Estimated Acquisition cost of TDR (if any)		
d.	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the state or Central Government, towards stamp duty, transfer charges, registration fees etc; and		
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
f.	Under Rehabilitation Scheme		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
ii.	Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overheads cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.		
iii.	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
iv	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.		
	Sub Total of Land Cost	1,06,65,63,740	1,06,65,63,740
I	Development Cost / Cost of Construction of Building:	A-1804/1805, Merwanji CHSL, Parel, Mumbai-400012	Dr. E. Borges Road,
	Estimated Cost of Construction as certified by Engineer	M.+91 98338 17951 E: udal.mishra@gmail.com	73,68,62,300 45,51,35,237

	(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		
	(iii) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance cost, consumables etc.	25,00,00,000	19,85,30,734
	(iv) Off-Site expenditure incurred for development of project or phase of the project including all costs directly or indirectly incurred to complete the construction of the entire project or phase of the project registered.		
b.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	5,00,00,000	7,43,349
c.	Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	36,00,00,000	16,76,77,374
	Sub Total of Development Cost	1,39,68,62,300	82,20,86,694
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	2,46,34,26,040	
3	Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		1,88,86,50,434
4	% Completion of Construction work (as per Project Architects Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		76.67%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		1,88,86,50,434
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		1,64,35,94,449
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		24,50,55,985

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for **Impactum Lands Private Limited**. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For U S MISHRA AND ASSOCIATES
CHARTERED ACCOUNTANT

CA. UDAL SARDA MISHRA
Proprietor
Membership No.: - 123339



FRN No.: - 153188W
UDIN No.: - 25123339BMIOMG1693.
Place: Mumbai
Date: 23.04.25

Annexure A

Sold Inventory:

Sr. No.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment	Due Received	Balance Receivables
1	3	189	1,51,53,300	1,22,43,866	29,09,434
2	4	189	1,51,53,300	1,05,77,003	45,76,298
3	5	224	1,79,61,950	1,25,38,042	54,23,908
4	6	224	1,75,09,888	1,04,00,873	71,09,015
5	11	224	1,76,60,575	1,05,60,725	70,99,850
6	16	224	1,72,72,961	1,39,06,533	33,66,428
7	18	224	1,79,61,950	1,43,33,636	36,28,314
8	20	224	1,79,61,950	1,63,58,106	16,03,844
9	21	224	1,70,78,786	1,19,55,151	51,23,635
10	48	140	1,08,02,816	86,85,505	21,17,311
11	54	140	1,08,43,200	86,63,708	21,79,492
12	55	140	1,10,31,450	65,96,808	44,34,642
13	57	140	1,08,43,200	87,07,933	21,35,267
14	58	140	1,12,19,700	89,75,535	22,44,165
15	59	140	1,05,60,098	84,08,986	21,51,112
16	60	140	1,05,60,098	83,93,191	21,66,907
17	67	140	89,24,070	76,66,886	12,57,185
18	68	192	1,22,48,300	55,49,649	66,98,652
19	71	140	1,08,43,200	75,79,393	32,63,807
20	72	140	1,08,43,200	75,90,241	32,52,959
21	73	140	1,08,43,200	72,94,233	35,48,967
22	77	140	1,08,43,200	1,07,04,894	1,38,306
23	110	148	98,67,850	78,74,154	19,93,696
24	111	141	1,08,01,650	54,00,826	54,00,824
25	113	140	1,09,37,325	87,77,206	21,60,119
26	114	140	1,08,43,200	75,90,868	32,52,332
27	116	140	1,12,19,700	78,17,741	34,01,959
28	120	140	1,12,19,700	89,64,539	22,55,161
29	122	140	1,07,54,700	54,04,237	53,50,463
30	141	195	1,51,82,621	1,20,66,306	31,16,315
31	142	115	88,15,650	44,38,634	43,77,016
32	145	199	1,21,44,777	97,03,676	24,41,101
33	146	221	1,37,91,924	1,08,38,280	29,53,644
34	148	224	1,70,79,374	45,61,906	1,25,17,468
35	149	224	1,73,59,200	34,03,880	1,39,55,320
36	156	224	1,73,59,200	93,09,160	80,50,040
37	158	224	1,79,61,950	1,42,97,712	36,64,238
38	161	224	1,79,61,950	1,44,06,085	35,55,865
39	162	224	1,79,61,950	1,44,06,085	35,55,865
40	163	224	1,79,61,950	1,43,96,116	35,65,834
41	164	224	1,76,60,575	1,40,57,818	36,02,757

42	165	224	1,76,60,575	1,40,57,819	36,02,756
43	171	120	1,08,43,200	48,63,590	59,79,610
44	175	224	1,79,61,950	1,43,51,600	36,10,350
45	179	224	1,79,61,950	1,43,69,366	35,92,584
46	180	224	1,72,97,785	1,36,38,249	36,59,536
47	185	140	99,43,200	79,54,561	19,88,639
48	186	140	99,43,200	79,54,360	19,88,840
49	192	187	1,42,24,400	99,42,856	42,81,544
50	194	230	1,78,20,000	1,32,93,720	45,26,280
51	197	187	1,06,86,400	85,27,266	21,59,134
52	201	225	1,74,31,200	1,21,85,409	52,45,791
53	202	187	1,45,65,600	1,15,45,660	30,19,940
54	203	187	1,44,86,400	1,15,90,014	28,96,386
55	204	203	1,57,32,000	1,25,85,330	31,46,670
56	205	191	1,47,96,000	1,03,71,996	44,24,004
57	208	202	1,29,60,500	91,54,251	38,06,249
58	211	187	1,44,86,400	1,15,52,904	29,33,496
59	212	187	1,44,86,400	1,15,60,145	29,26,255
60	213	187	1,49,89,400	1,20,20,599	29,68,801
61	215	187	1,47,37,900	1,17,31,370	30,06,530
62	219	187	1,38,27,650	1,00,41,785	37,85,865
63	220	197	1,46,05,250	1,06,30,871	39,74,379
64	222	140	1,08,43,200	86,42,051	22,01,149
65	223	141	1,09,22,400	87,05,154	22,17,246
66	224	203	1,62,78,250	1,33,39,084	29,39,166
67	1	211	1,62,26,730	1,23,21,235	39,05,495
68	9	224	2,05,53,858	34,49,916	1,71,03,942
69	10	224	2,05,53,858	1,33,58,367	71,95,491
70	12	224	2,05,53,858	1,69,49,049	36,04,809
71	13	218	2,99,29,302	1,15,90,295	1,83,39,007
72	19	224	2,05,53,858	1,09,34,580	96,19,278
73	49	140	1,62,26,730	54,21,600	1,08,05,130
74	52	191	1,69,47,918	74,98,694	94,49,224
75	53	140	2,66,83,956	54,36,101	2,12,47,855
76	56	140	1,62,26,730	77,09,380	85,17,350
77	69	186	1,62,26,730	1,03,45,489	58,81,241
78	70	143	1,62,26,730	85,37,336	76,89,394
79	74	140	1,62,26,730	87,49,863	74,76,867
80	75	140	1,62,26,730	80,29,946	81,96,784
81	76	140	1,62,26,730	95,44,951	66,81,779
82	85	140	1,69,47,918	27,95,622	1,41,52,296
83	106	140	1,73,08,512	35,32,277	1,37,76,235
84	107	200	1,62,26,730	87,27,646	74,99,084
85	108	201	1,62,26,730	1,08,98,937	53,27,793
86	118	140	1,62,26,730	75,84,817	86,41,913
87	119	140	1,62,26,730	75,74,576	86,52,154
88	124	172	1,62,26,730	1,00,06,872	62,19,858
89	125	164	1,62,26,730	98,76,987	63,49,743

90	126	140	1,62,26,730	63,53,118	98,73,612
91	147	224	1,62,26,730	1,42,14,345	20,12,385
92	152	224	1,62,26,730	1,19,18,976	43,07,755
93	157	224	1,62,26,730	1,52,60,433	9,66,297
94	167	126	1,69,47,918	69,98,566	99,49,352
95	174	369	2,09,14,452	99,30,230	1,09,84,222
96	184	140	2,59,62,768	87,12,173	1,72,50,595
97	187	140	1,73,08,512	1,10,31,010	62,77,502
98	191	187	1,62,26,730	1,49,49,649	12,77,081
99	196	187	2,09,14,452	1,09,13,398	1,00,01,054
100	199	187	1,80,29,700	98,16,408	82,13,292
101	200	187	2,05,53,858	98,30,492	1,07,23,366
102	206	190	1,98,32,670	1,36,09,982	62,22,688
103	207	204	1,98,32,670	1,36,09,982	62,22,688
104	217	187	1,98,32,670	96,55,297	1,01,77,373
105	221	188	2,09,14,452	1,18,03,257	91,11,195
106	7	224	2,12,75,046	98,34,349	1,14,40,697
107	37	140	1,62,26,730	24,49,235	1,37,77,495
108	78	140	1,62,26,730	44,06,772	1,18,19,958
109	121	140	1,62,26,730	47,21,461	1,15,05,269
110	127	140	1,62,26,730	89,47,587	72,79,143
111	140	175	1,62,26,730	1,10,52,240	51,74,490
112	143	141	1,98,32,670	67,01,692	1,31,30,978
113	154	224	1,62,26,730	1,44,82,947	17,43,783
114	170	219	2,05,53,858	1,57,31,107	48,22,751
115	182	186	1,62,26,730	1,05,11,647	57,15,083
116	195	187	1,62,26,730	57,35,393	1,04,91,337
117	209	193	2,48,80,986	87,53,368	1,61,27,618
118	214	187	1,98,32,670	1,15,74,633	82,58,037
119	216	187	1,98,32,670	61,67,291	1,36,65,379
120	218	187	2,01,93,264	1,14,54,404	87,38,861
121	61	140	1,12,19,700	89,92,986	22,26,714
122	105	140	1,12,19,700	91,88,759	20,30,941
123	128	140	87,23,841	69,70,348	17,53,493
124	129	140	1,08,43,200	79,32,400	29,10,800
125	130	140	1,12,19,700	89,79,967	22,39,733
126	131	140	1,08,43,200	86,74,640	21,68,560
127	132	140	1,05,43,200	85,19,056	20,24,144
128	133	140	1,09,37,325	87,49,801	21,87,524
129	135	162	1,25,08,980	81,60,111	43,48,869
130	169	330	2,64,62,400	2,11,43,538	53,18,862
131	230	218	1,61,04,753	1,17,01,116	44,03,637
132	231	187	1,38,08,169	1,00,39,203	37,68,966
133	234	187	1,49,89,400	1,20,51,478	29,37,922
134	236	187	1,68,70,381	33,20,077	1,35,50,304
135	244	224	1,79,61,950	1,36,09,982	43,51,968
136	248	187	1,44,86,400	1,19,09,066	25,77,334
137	249	225	1,60,81,200	1,50,40,756	10,40,444

138	255	187	1,68,07,215	1,11,70,158	56,37,057
139	256	230	1,84,38,750	1,47,04,900	37,33,850
140	257	187	1,44,86,400	1,00,97,021	43,89,379
141	265	186	1,44,14,400	1,15,14,579	28,99,821
142	267	186	1,44,14,400	1,14,81,070	29,33,330
143	269	279	2,16,21,600	1,29,51,339	86,70,261
144	270	187	1,44,86,400	1,20,70,625	24,15,775
145	273	279	1,68,79,194	1,00,93,756	67,85,438
146	275	186	1,44,14,400	1,15,17,108	28,97,292
147	278	186	1,41,72,158	1,35,52,446	6,19,712
148	279	186	1,44,14,400	1,43,85,569	28,831
149	280	186	1,45,14,900	1,08,69,660	36,45,240
150	281	188	1,50,71,350	1,20,34,690	30,36,660
151	282	188	1,17,70,600	94,16,526	23,54,074
152	283	180	1,12,05,400	89,64,319	22,41,081
153	284	191	1,47,39,000	1,02,80,371	44,58,630
154	285	202	1,03,07,800	82,46,269	20,61,531
155	288	348	2,46,81,000	1,97,44,801	49,36,200
156	293	198	1,53,43,200	1,17,25,308	36,17,892
157	295	223	1,72,80,000	83,42,400	89,37,600
158	299	270	2,13,76,200	1,27,19,054	86,57,146
159	300	150	1,20,24,300	99,52,430	20,71,870
160	301	150	1,13,20,800	78,44,630	34,76,170
161	302	150	1,18,22,550	94,58,640	23,63,910
162	304	150	1,16,20,800	91,96,077	24,24,723
163	306	150	1,18,22,550	94,10,753	24,11,797
164	310	175	1,18,00,700	85,82,866	32,17,834
165	313	167	1,29,38,400	90,76,288	38,62,112
166	314	166	1,26,06,700	81,25,051	44,81,649
167	8	224	1,93,33,976	77,23,665	1,16,10,311
168	14	218	1,88,16,102	1,84,43,728	3,72,374
169	22	224	1,93,33,976	40,39,770	1,52,94,206
170	23	218	1,88,16,102	43,21,268	1,44,94,834
171	27	140	1,20,83,735	47,76,090	73,07,645
172	30	140	1,20,83,735	25,22,973	95,60,762
173	31	140	1,20,83,735	26,90,828	93,92,907
174	32	140	1,20,83,735	26,66,336	94,17,399
175	33	143	1,23,42,672	68,19,823	55,22,849
176	35	206	1,77,80,353	36,02,392	1,41,77,961
177	36	140	1,20,83,735	25,08,236	95,75,499
178	38	140	1,20,83,735	25,08,236	95,75,499
179	39	140	1,20,83,735	24,30,497	96,53,238
180	44	140	1,20,83,735	24,74,000	96,09,735
181	50	140	1,20,83,735	24,49,000	96,34,735
182	51	191	1,64,85,667	99,000	1,63,86,667
183	64	140	1,20,83,735	86,07,253	34,76,482
184	65	140	1,20,83,735	18,09,080	1,02,74,655
185	79	210	1,81,25,603	61,97,243	1,19,28,360

186	80	162	1,39,82,608	31,04,044	1,08,78,564
187	82	140	1,20,83,735	26,80,574	94,03,161
188	83	140	1,20,83,735	25,18,483	95,65,252
189	84	140	1,20,83,735	24,30,497	96,53,238
190	86	140	1,20,83,735	27,04,272	93,79,463
191	87	140	1,20,83,735	26,67,367	94,16,368
192	88	140	1,20,83,735	24,50,236	96,33,499
193	91	186	1,60,54,105	52,88,117	1,07,65,989
194	92	140	1,20,83,735	50,36,931	70,46,804
195	93	140	1,20,83,735	15,84,320	1,04,99,415
196	94	140	1,20,83,735	88,13,112	32,70,623
197	102	140	1,20,83,735	99,000	1,19,84,735
198	112	140	1,20,83,735	25,16,523	95,67,212
199	115	140	1,20,83,735	23,12,722	97,71,013
200	117	140	1,20,83,735	78,48,350	42,35,385
201	123	140	1,20,83,735	1,00,06,872	20,76,863
202	139	185	1,59,67,793	32,27,444	1,27,40,349
203	144	188	1,62,26,730	34,01,477	1,28,25,253
204	159	224	1,93,33,976	1,93,11,818	22,158
205	166	224	1,93,33,976	94,40,694	98,93,282
206	173	485	4,18,61,511	96,84,475	3,21,77,036
207	181	188	1,62,26,730	33,25,471	1,29,01,259
208	189	229	1,97,65,538	35,40,924	1,62,24,614
209	193	187	1,61,40,418	46,17,077	1,15,23,341
210	210	207	1,78,66,665	1,51,21,164	27,45,501
211	233	187	1,61,40,418	37,37,396	1,24,03,022
212	237	187	1,61,40,418	34,09,891	1,27,30,527
213	238	187	1,61,40,418	37,16,569	1,24,23,849
214	239	187	1,61,40,418	2,98,230	1,58,42,188
215	241	224	1,93,33,976	1,69,16,729	24,17,247
216	245	224	1,93,33,976	86,79,600	1,06,54,376
217	250	187	1,61,40,418	36,24,181	1,25,16,237
218	251	187	1,61,40,418	33,25,471	1,28,14,947
219	253	187	1,61,40,418	36,15,691	1,25,24,727
220	258	187	1,61,40,418	34,01,477	1,27,38,941
221	259	187	1,61,40,418	35,56,621	1,25,83,797
222	260	187	1,61,40,418	16,83,953	1,44,56,465
223	261	229	1,97,65,538	45,42,211	1,52,23,327
224	262	188	1,62,26,730	1,01,56,112	60,70,618
225	263	186	1,60,54,105	1,19,37,255	41,16,851
226	264	186	1,60,54,105	1,60,54,105	-
227	268	186	1,60,54,105	1,26,85,796	33,68,309
228	271	185	1,59,67,793	97,39,461	62,28,332
229	272	186	1,60,54,105	1,18,52,840	42,01,265
230	277	186	1,60,54,105	37,78,881	1,22,75,224
231	286	207	1,78,66,665	1,00,000	1,77,66,665
232	289	389	3,35,75,521	70,62,848	2,65,12,673
233	290	177	1,52,77,294	31,93,320	1,20,83,974

234	296	224	1,93,33,976	43,21,269	1,50,12,708
235	297	173	1,49,32,044	52,55,950	96,76,094
236	303	150	1,29,46,859	93,89,281	35,57,578
237	305	150	1,29,46,859	93,93,716	35,53,143
238	307	191	1,64,85,667	37,39,850	1,27,45,817
239	309	177	1,52,77,294	30,87,529	1,21,89,765
240	316	252	2,17,50,723	44,58,859	1,72,91,864
241	2	188	1,62,26,730	1,08,79,241	53,47,489
242	24	211	1,82,11,915	68,05,668	1,14,06,247
243	28	140	1,20,83,735	26,33,323	94,50,412
244	42	140	1,20,83,735	27,43,376	93,40,359
245	81	140	1,20,83,735	26,80,405	94,03,330
246	89	140	1,20,83,735	61,43,521	59,40,214
247	109	163	1,40,68,920	1,08,98,937	31,69,983
248	153	224	1,93,33,976	1,19,18,976	74,15,001
249	168	120	1,03,57,487	69,98,566	33,58,921
250	190	187	1,61,40,418	35,40,924	1,25,99,493
251	198	187	1,61,40,418	34,02,984	1,27,37,434
252	62	140	1,20,83,735	1,18,68,939	2,14,796
253	134	140	1,20,83,735	1,04,91,200	15,92,535
254	137	149	1,28,60,547	27,64,694	1,00,95,853
255	138	200	1,72,62,479	37,56,466	1,35,06,013
256	226	423	3,65,10,143	79,49,942	2,85,60,200
257	227	139	1,19,97,423	26,22,179	93,75,244
258	228	140	1,20,83,735	24,14,917	96,68,818
259	229	189	1,63,13,042	26,06,905	1,37,06,137
260	232	187	1,61,40,418	34,38,509	1,27,01,909
261	240	224	1,93,33,976	42,42,013	1,50,91,963
262	243	235	2,02,83,413	1,36,09,982	66,73,431
263	246	223	1,92,47,664	44,63,022	1,47,84,642
264	252	187	1,61,40,418	30,72,392	1,30,68,025
265	254	187	1,61,40,418	37,28,823	1,24,11,595
266	266	186	1,60,54,105	1,16,89,168	43,64,938
267	274	186	1,60,54,105	94,00,830	66,53,275
268	276	186	1,60,54,105	37,44,785	1,23,09,320
269	291	169	1,45,86,795	66,41,585	79,45,210
270	292	225	1,94,20,289	1,05,22,609	88,97,680
271	294	153	1,32,05,796	1,17,78,478	14,27,319
272	315	186	1,60,54,105	36,74,673	1,23,79,432
273	46	140	1,20,83,735	27,01,650	93,82,085
		50,107	4,26,71,08,428	2,28,75,00,239	1,97,96,08,189

Unsold Inventory Valuation: /

Sr. No.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment
1	160	224	1,76,60,575
2	63	140	1,07,45,112
3	17	224	1,93,33,976

4	43	140	1,20,83,735
5	287	219	1,89,02,414
6	15	197	1,70,03,542
7	25	140	1,20,83,735
8	26	140	1,20,83,735
9	29	140	1,20,83,735
10	34	211	1,82,11,915
11	40	140	1,20,83,735
12	41	140	1,20,83,735
13	45	140	1,20,83,735
14	47	140	1,20,83,735
15	66	140	1,20,83,735
16	90	189	1,63,13,042
17	95	140	1,20,83,735
18	96	140	1,20,83,735
19	97	140	1,20,83,735
20	98	140	1,20,83,735
21	99	140	1,20,83,735
22	100	140	1,20,83,735
23	101	140	1,20,83,735
24	103	140	1,20,83,735
25	150	224	1,93,33,976
26	151	224	1,93,33,976
27	155	224	1,93,33,976
28	172	126	1,08,75,362
29	176	224	1,93,33,976
30	177	224	1,93,33,976
31	178	224	1,93,33,976
32	183	389	3,35,75,521
33	188	140	1,20,83,735
34	225	202	1,74,35,104
35	104	140	1,20,83,735
36	136	120	1,03,57,487
37	235	187	1,61,40,418
38	242	233	2,01,10,788
39	247	187	1,61,40,418
40	298	218	1,88,16,102
41	311	200	1,72,62,479
42	312	198	1,70,89,854
		7,468	64,15,68,931



Note:

The unsold inventory is valued at estimated Average Selling Price (ASP) as provided by the Promoters.

For U S MISHRA AND ASSOCIATES
CHARTERED ACCOUNTANT


CA. UDAL SARDA MISHRA
Proprietor
Membership No.: - 123339

FRN No.:- 153188W
UDIN No.:-25123339BMIOMG1693.
Place: Mumbai
Date:23.04.25





U S MISHRA AND ASSOCIATES

CHARTERED ACCOUNTANTS

CA. Udal Mishra

M.com, FCA, DISA, ERM
FAFD, ISO Lead Auditor

FORM 5
(See Rule 4 (2))

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
CHARTERED ACCOUNTANT'S CERTIFICATE

GoaRERA Registration Number (PRGO08232080)

This certificate is being issued for RERA compliance for the "Gulf of Goa" having Goa RERA Registration Number (PRGO08232080) being developed by **Impactum Lands Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

SN	Particulars	Amount (₹)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	57,47,75,606
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	1,97,96,08,189
3	(i) Balance Unsold area (Sqm) (to be certified by Management and to be verified by CA from the records and books of accounts)	7,468
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR or as ascertained by a registered valuer multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	64,15,68,931
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,62,11,77,121
5	Amount to be deposited in Designated Account – 70% or 100%	70%

IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account

IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account

The unsold inventory is valued at estimated Average Selling Price (ASP) as provided by the Promoters.

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for Impactum Lands Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For U S MISHRA AND ASSOCIATES
CHARTERED ACCOUNTANT

CA.UDAL SARDA MISHRA
Proprietor

Membership No.: - 123339

FRN No.: - 153188W

UDIN No.: - 25123339BMIOMH5534.

Place: Mumbai

Date: 23.04.25

