



Date: 28th January, 2026

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 "One Goa – Phase 2" Goa RERA Registration Number: PRGO05242234

TABLE A - Estimated Cost of the Project (at the time of Registration of Project)

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)	43,61,10,498	43,61,10,498
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		
c.	Administration or any Statutory Authority.		
d.	Estimated Acquisition cost of TDR (if any)		
e.	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	3,94,13,704	3,94,13,704
f.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
g.	Under Rehabilitation Scheme		
h.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
i.	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		
ii.	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		
iv.	or maintenance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
v.	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.		
	Sub Total of Land Cost	47,55,24,202	47,55,24,202
1 (ii)	Development Cost / Cost of Construction of Building:		
a.	(i) Estimated Cost of Construction as certified by Engineer	86,17,94,785	
	(ii) Actual Cost of construction incurred as per the books of accounts as		

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	(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.		
		44,61,83,731	44,61,83,731
	(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.	-	-
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	21,49,98,294	17,67,76,491
	Sub Total of Development Cost	1,52,29,76,810	1,07,51,35,636
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	1,99,85,01,012	
3	Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		1,55,06,59,838
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 %)		77.59%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		1,55,06,59,838
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		1,48,35,33,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		6,71,26,838

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for **HOABL Impactum Land 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 Mahadev Sawant & Co
CHARTERED ACCOUNTANT

Mahadev Sawant

Proprietor

Membership No.: - 183312

FRN No- 147061W

UDIN No-26183312IIJEGA1419



Place: Mumbai

Date: 28th January, 2026

Note:

- 1) The Expression "incurred" would mean amount of product or service received, creating debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.
- 2) With respect to an Ongoing Project, at the time of registration of the Real Estate Project, the Estimated Land Cost and Development Cost / Cost of Construction to be certified shall be for the cost of the real estate project, since its inception and not the balance Estimated Land Cost and Development Cost / Cost of Construction to complete the project. That is, the total Incurred Cost of the Real Estate Project shall be the aggregate of the Incurred Land Cost and Development Cost / Cost of Construction of the project, since its inception till the date of the issuance of the certificate and the estimate Land Cost and Development Cost / Cost of Construction shall be for the entire project from the inception till completion.
- 3) Development cost / cost of construction of project should not include marketing and brokerage expenses towards sale of apartments. Such expenses though project cost, should not be borne from the amount that is required to be deposited in the designated separate account.



Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory:

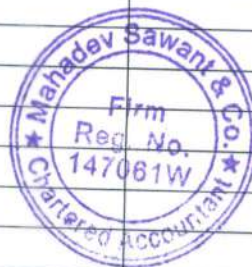
Sr. No.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment	Due Received	Balance Receivables
1	B-107	116	56,18,808		
2	B-118	116	56,18,808	27,30,755	28,88,053
3	B-119	116	56,18,808	56,18,808	-
4	B-123	116	56,18,808	40,54,451	15,64,357
5	B-147	143	69,26,634	39,16,790	17,02,018
6	B-148	116	56,18,808	48,17,013	21,09,621
7	B-150	116	56,18,808	35,86,719	20,32,089
8	B-185	116	56,18,808	40,82,806	15,36,002
9	B-191	143	69,26,634	39,54,398	16,64,410
10	B-193	116	56,18,808	15,82,818	53,43,816
11	B-258	143	69,26,634	13,00,997	43,17,811
12	B-259	226	1,09,46,988	55,15,746	14,10,888
13	B-260	225	1,08,98,550	76,45,856	33,01,132
14	B-262	130	62,96,940	68,22,169	40,76,381
15	B-263	143	69,26,634	46,93,968	16,02,972
16	B-266	172	83,31,336	52,98,712	16,27,922
17	B-273	172	83,31,336	74,14,824	9,16,512
18	B-276	143	69,26,634	15,17,896	68,13,440
19	B-278	105	50,85,990	32,75,122	36,51,512
20	B-283	143	69,26,634	40,97,040	9,88,950
21	B-294	172	83,31,336	6,07,811	63,18,823
22	B-299	143	69,26,634	83,31,336	-
23	B-301	143	69,26,634	47,84,308	21,42,326
24	B-303	143	69,26,634	49,31,105	19,95,529
25	B-304	186	90,09,468	58,92,402	10,34,232
26	B-307	143	69,26,634	82,86,024	7,23,444
27	B-312	172	83,31,336	63,54,142	5,72,492
28	B-316	172	83,31,336	63,02,484	20,28,852
29	B-317	172	83,31,336	60,12,740	23,18,596
30	B-321	172	83,31,336	62,56,392	20,74,944
31	B-322	172	83,31,336	83,31,336	-
32	B-325	143	73,31,104	71,12,355	12,18,981
33	B-326	143	69,26,634	15,83,521	57,47,583
34	B-329	186	90,09,468	49,89,747	19,36,887
35	B-330	143	69,26,634	70,03,751	20,05,717
36	B-337	172	83,31,336	48,60,586	20,66,048
37	B-340	172	83,31,336	66,04,708	17,26,628
38	B-342	172	83,31,336	64,20,704	19,10,632
39	B-343	172	83,31,336	83,31,336	-
40	B-344	172	83,31,336	56,19,845	27,11,491
				59,12,051	24,19,285



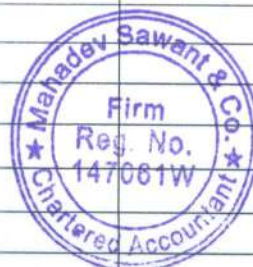
41	B-345	172	83,31,336	59,45,699	23,85,637
42	B-347	143	69,26,634	49,87,706	19,38,928
43	B-349	143	69,26,634	43,13,903	26,12,731
44	B-352	186	90,09,468	59,71,563	30,37,905
45	B-367	177	85,73,526	36,89,380	48,84,146
46	B-368	225	1,08,98,550	86,78,937	22,19,613
47	B-393	143	69,26,634	50,16,678	19,09,956
48	B-394	172	83,31,336	57,82,058	25,49,278
49	B-395	186	90,66,031	69,55,913	21,10,118
50	B-398	143	69,26,634	43,86,423	25,40,211
51	B-399	143	69,26,634	51,67,314	17,59,320
52	B-409	143	69,26,634	50,78,412	18,48,222
53	B-417	143	69,26,634	49,49,705	19,76,929
54	B-418	143	69,26,634	49,53,146	19,73,488
55	B-420	143	69,26,634	44,20,943	25,05,691
56	B-421	143	69,26,634	30,46,884	38,79,750
57	B-423	190	92,03,220	64,30,927	27,72,293
58	B-425	143	69,26,634	45,41,082	23,85,552
59	B-429	172	83,31,336	64,36,431	18,94,905
60	B-432	174	84,28,212	26,72,226	57,55,986
61	B-483	146	70,71,948	51,07,531	19,64,417
62	B-486	143	69,26,634	53,69,758	15,56,876
63	B-487	166	80,40,708	55,56,012	24,84,696
64	B-488	143	69,26,634	50,06,859	19,19,775
65	B-489	143	69,26,634	45,55,940	23,70,694
66	B-494	143	69,26,634	24,11,810	45,14,824
67	B-496	143	69,26,634	49,96,215	19,30,419
68	B-497	143	69,26,634	40,24,762	29,01,872
69	B-499	143	69,26,634	49,99,302	19,27,332
70	B-510	143	69,26,634	53,87,949	15,38,685
71	B-512	143	69,26,634	47,21,010	22,05,624
72	B-521	172	83,31,336	31,79,935	51,51,401
73	B-522	143	69,26,634	49,55,851	19,70,783
74	B-528	176	85,25,088	41,42,110	43,82,978
75	B-535	143	69,26,634	47,81,211	21,45,423
76	B-536	172	83,31,336	60,46,406	22,84,930
77	B-547	143	69,26,634	15,82,818	53,43,816
78	B-551	172	83,31,336	83,31,336	-
79	B-552	172	83,31,336	61,12,046	22,19,290
80	B-565	143	69,26,634	48,86,483	20,40,151
81	B-566	143	69,26,634	41,99,495	27,27,139
82	B-567	172	83,31,336	54,67,866	28,63,470
83	B-568	172	83,31,336	63,74,558	19,56,778
84	B-574	143	69,26,634	48,70,183	20,56,451
85	B-575	144	69,75,072	50,89,144	18,85,928
86	B-599	143	69,26,634	49,26,242	20,00,392
87	B-600	143	69,26,634	15,82,819	53,43,815
88	B-603	143	69,26,634	36,76,291	32,50,343
89	B-604	172	83,31,336	51,32,990	31,98,346
90	B-605	172	83,31,336	46,94,798	36,36,528



91	B-606	143	69,26,634	47,56,795	21,69,839
92	B-607	143	69,26,634	49,55,421	19,71,213
93	B-608	143	69,26,634	15,76,200	53,50,434
94	B-610	143	69,26,634	53,63,348	15,63,286
95	B-612	165	79,92,270	26,95,978	52,96,292
96	B-619	143	69,26,634	50,26,150	19,00,484
97	B-620	172	83,31,336	62,10,912	21,20,424
98	B-621	172	83,31,336	60,44,743	22,86,593
99	B-629	174	84,28,212	61,18,255	23,09,957
100	B-645	143	69,26,634	29,64,317	39,62,317
101	B-649	186	90,09,468	76,88,353	13,21,115
102	B-651	180	87,18,840	65,82,000	21,36,840
103	B-669	171	82,82,898	60,41,595	22,41,303
104	B-670	186	90,09,468	65,67,249	24,42,219
105	B-677	116	56,18,808	32,80,996	23,37,812
106	B-678	143	69,26,634	50,09,251	19,17,383
107	B-693	186	90,09,468	69,61,454	20,48,014
108	B-694	186	90,09,468	41,04,598	49,04,870
109	B-696	186	90,09,468	71,36,268	18,73,200
110	B-701	172	83,31,336	64,83,512	18,47,824
111	B-702	172	83,31,336	58,50,456	24,80,880
112	B-703	172	83,31,336	58,50,456	24,80,880
113	B-704	172	83,31,336	74,53,357	8,77,979
114	B-709	143	69,26,634	29,71,313	39,55,321
115	B-711	143	69,26,634	37,58,131	31,68,503
116	B-716	172	83,31,336	59,01,013	24,30,323
117	B-741	173	83,79,774	57,19,126	26,60,648
118	B-751	190	92,03,220	68,46,346	23,55,874
119	B-756	143	69,26,634	49,19,949	20,06,685
120	B-757	143	69,26,634	48,88,104	20,38,530
121	B-760	173	83,79,774	59,61,392	24,18,382
122	B-01	143	69,26,634	41,59,872	27,66,762
123	B-03	116	56,18,808	39,39,168	16,79,640
124	B-04	116	56,18,808	51,09,551	5,09,257
125	B-05	143	69,26,634	57,95,761	11,30,873
126	B-06	143	69,26,634	52,13,372	17,13,262
127	B-10	143	69,55,442	69,55,442	-
128	B-11	143	69,55,442	54,73,443	14,81,999
129	B-12	116	56,18,808	39,90,527	16,28,281
130	B-14	116	56,18,808	35,58,883	20,59,925
131	B-15	143	69,26,634	55,33,038	13,93,596
132	B-17	116	56,18,808	48,41,565	7,77,243
133	B-20	143	69,26,634	69,26,634	-
134	B-25	116	56,18,808	39,73,387	16,45,421
135	B-27	116	56,18,808	44,41,388	11,77,420
136	B-28	116	56,18,808	33,07,460	23,11,348
137	B-38	116	56,18,808	42,93,614	13,25,194
138	B-40	116	56,18,808	52,34,529	3,84,279
139	B-44	161	77,98,518	56,32,882	21,65,636
140	B-50	116	56,18,808	41,03,285	15,15,523



141	B-55	116	56,18,808	31,99,786	24,19,022
142	B-56	161	77,98,518	25,12,332	52,86,186
143	B-57	161	77,98,518	19,10,530	58,87,988
144	B-58	116	56,18,808	31,99,786	24,19,022
145	B-62	116	56,18,808	45,57,851	10,60,957
146	B-63	116	56,18,808	45,04,621	11,14,187
147	B-64	116	56,18,808	46,90,039	9,28,769
148	B-66	116	56,18,808	39,55,292	16,63,516
149	B-67	116	56,18,808	41,57,380	14,61,428
150	B-69	143	69,26,634	46,27,846	22,98,788
151	B-70	116	56,18,808	40,47,298	15,71,510
152	B-71	116	56,18,808	41,37,207	14,81,601
153	B-72	116	56,18,808	41,37,207	14,81,601
154	B-73	143	69,26,634	16,54,060	52,72,574
155	B-74	143	69,26,634	52,46,822	16,79,812
156	B-75	116	56,18,808	40,72,396	15,46,412
157	B-76	116	56,18,808	35,26,068	20,92,740
158	B-77	116	56,18,808	40,91,725	15,27,083
159	B-78	143	69,26,634	52,40,794	16,85,840
160	B-80	116	56,18,808	40,69,573	15,49,235
161	B-81	116	56,18,808	44,87,733	11,31,075
162	B-83	143	69,26,634	29,43,908	39,82,726
163	B-84	143	69,26,634	49,97,614	19,29,020
164	B-85	116	56,18,808	41,62,024	14,56,784
165	B-86	116	56,18,808	41,31,656	14,87,152
166	B-87	116	56,18,808	40,31,924	15,86,884
167	B-88	143	69,26,634	50,02,967	19,23,667
168	B-90	116	56,18,808	44,85,630	11,33,178
169	B-91	116	56,18,808	38,65,450	17,53,358
170	B-93	116	56,18,808	40,24,684	15,94,124
171	B-94	116	56,18,808	47,82,951	8,35,857
172	B-95	116	56,18,808	42,69,452	13,49,356
173	B-101	161	77,98,518	73,73,397	4,25,121
174	B-103	116	56,18,808	38,39,647	17,79,161
175	B-104	116	56,18,808	29,61,230	26,57,578
176	B-112	161	77,98,518	62,23,671	15,74,847
177	B-121	116	56,18,808	40,24,672	15,94,136
178	B-124	161	77,98,518	71,47,752	6,50,766
179	B-125	161	77,98,518	69,84,446	8,14,072
180	B-126	116	56,18,808	36,91,398	19,27,410
181	B-129	116	56,18,808	39,78,309	16,40,499
182	B-130	116	56,18,808	41,32,031	14,86,778
183	B-131	116	56,18,808	41,61,254	14,57,554
184	B-132	116	56,18,808	37,84,650	18,34,158
185	B-133	116	56,18,808	13,56,506	42,62,302
186	B-137	143	69,26,634	52,05,216	17,21,418
187	B-141	143	69,26,634	69,26,634	-
188	B-142	143	69,26,634	52,10,350	17,16,284
189	B-145	116	56,18,808	32,72,651	23,46,157
190	B-146	143	69,26,634	52,54,106	16,72,528



191	B-151	143	69,26,634	50,78,703	18,47,931
192	B-152	143	69,26,634	42,63,544	26,63,090
193	B-156	143	69,26,634	66,85,755	2,40,879
194	B-161	116	56,18,808	1,45,000	54,73,808
195	B-162	116	56,18,808	13,94,401	42,24,407
196	B-163	116	56,18,808	20,19,566	35,99,242
197	B-164	116	56,18,808	43,16,093	13,02,715
198	B-167	116	56,18,808	46,00,949	10,17,859
199	B-170	143	69,26,634	69,26,634	-
200	B-180	143	69,26,634	55,85,976	13,40,658
201	B-186	116	56,18,808	22,90,412	33,28,396
202	B-188	145	70,23,510	49,73,637	20,49,873
203	B-189	145	70,23,510	52,05,043	18,18,467
204	B-190	199	96,39,162	45,92,594	50,46,568
205	B-198	131	63,45,378	16,03,026	47,42,352
206	B-204	183	88,64,154	58,91,700	29,72,454
207	B-208	145	70,23,510	67,87,805	2,35,705
208	B-210	143	69,26,634	35,35,613	33,91,021
209	B-211	143	69,26,634	48,91,147	20,35,487
210	B-212	143	69,26,634	49,14,685	20,11,949
211	B-213	172	83,31,336	48,48,193	34,83,143
212	B-214	172	83,31,336	65,11,268	18,20,068
213	B-215	172	83,31,336	59,19,397	24,11,939
214	B-252	142	68,78,196	68,78,196	-
215	B-257	167	80,89,146	39,68,321	41,20,825
216	B-265	172	83,31,336	7,60,640	75,70,696
217	B-271	172	83,31,336	79,22,254	4,09,082
218	B-274	172	83,31,336	20,41,545	62,89,791
219	B-282	143	69,26,634	69,26,634	-
220	B-286	143	69,26,634	45,69,950	23,56,684
221	B-291	172	83,31,336	67,99,032	15,32,304
222	B-295	172	83,31,336	60,47,250	22,84,086
223	B-297	172	83,31,336	83,31,336	-
224	B-298	172	83,31,336	61,95,428	21,35,908
225	B-302	143	1,39,38,686	77,54,252	61,84,434
226	B-306	143	69,26,634	69,26,634	-
227	B-311	172	83,31,336	26,69,349	56,61,987
228	B-315	172	83,31,336	77,18,966	6,12,370
229	B-318	172	83,31,336	77,70,715	5,60,621
230	B-319	172	83,31,336	58,60,605	24,70,731
231	B-336	172	83,31,336	61,20,439	22,10,897
232	B-348	143	69,26,634	52,85,431	16,41,203
233	B-351	143	69,26,634	29,40,779	39,85,855
234	B-353	225	1,08,98,550	76,43,191	32,55,359
235	B-357	172	83,31,336	64,29,427	19,01,909
236	B-364	225	1,08,98,550	1,08,98,550	-
237	B-365	225	1,08,98,550	16,84,721	92,13,829
238	B-379	172	83,31,336	83,31,336	-
239	B-381	143	69,26,634	41,38,474	27,88,160
240	B-383	143	69,26,634	51,63,242	17,63,392



241	B-400	143	69,26,634	48,83,337	20,43,297
242	B-404	183	88,64,154	77,96,138	10,68,016
243	B-414	186	90,09,468	90,09,468	-
244	B-415	172	83,31,336	58,58,015	24,73,321
245	B-419	143	69,26,634	48,85,656	20,40,978
246	B-424	143	69,26,634	52,60,566	16,66,068
247	B-427	143	69,26,634	35,76,594	33,50,040
248	B-439	190	92,03,220	36,92,483	55,10,737
249	B-441	110	53,28,180	35,69,849	17,58,331
250	B-469	142	68,78,196	13,15,289	55,62,907
251	B-482	176	85,25,088	80,71,872	4,53,216
252	B-485	143	69,26,634	43,93,907	25,32,727
253	B-493	143	69,26,634	27,34,513	41,92,121
254	B-498	143	69,26,634	49,59,369	19,67,265
255	B-500	143	69,26,634	6,54,987	62,71,647
256	B-501	143	4,52,83,499	71,85,249	3,80,98,250
257	B-507	143	69,26,634	50,38,919	18,87,715
258	B-515	143	69,26,634	54,41,659	14,84,975
259	B-516	143	69,26,634	42,31,356	26,95,278
260	B-523	143	69,26,634	6,20,464	63,06,170
261	B-525	143	69,26,634	50,03,925	19,22,709
262	B-530	143	69,26,634	69,26,634	-
263	B-532	143	69,26,634	51,45,003	17,81,631
264	B-533	143	69,26,634	16,22,900	53,03,734
265	B-534	143	69,26,634	48,03,505	21,23,129
266	B-537	172	83,31,336	59,94,364	23,36,972
267	B-554	143	69,26,634	69,26,634	-
268	B-555	143	69,26,634	43,41,515	25,85,119
269	B-559	176	85,25,088	85,25,088	-
270	B-563	143	69,26,634	6,22,995	63,03,639
271	B-569	143	69,26,634	52,63,727	16,62,907
272	B-570	143	69,26,634	49,53,597	19,73,037
273	B-585	187	90,57,906	51,46,917	39,10,989
274	B-597	144	69,75,072	53,55,765	16,19,307
275	B-598	143	69,26,634	65,07,210	4,19,424
276	B-602	143	69,26,634	69,26,634	-
277	B-609	143	69,26,634	38,10,638	31,15,996
278	B-611	143	69,26,634	52,02,646	17,23,988
279	B-614	125	60,54,750	60,54,750	-
280	B-616	143	69,26,634	15,72,244	53,54,390
281	B-618	143	69,26,634	40,95,910	28,30,724
282	B-635	231	1,11,89,178	80,24,877	31,64,301
283	B-636	284	1,37,56,392	1,00,14,779	37,41,613
284	B-637	225	1,08,98,550	1,08,98,550	-
285	B-638	143	69,26,634	28,09,654	41,16,980
286	B-641	186	90,09,468	90,09,468	-
287	B-644	143	69,26,634	69,26,634	-
288	B-648	191	92,51,658	92,51,658	-
289	B-650	172	83,31,336	63,04,232	20,27,104
290	B-652	228	1,10,43,864	78,72,921	31,70,943



291	B-655	224	1,08,50,112	1,08,50,112	-
292	B-661	200	96,87,600	24,15,642	72,71,958
293	B-664	238	1,15,28,244	26,55,472	88,72,772
294	B-675	173	83,79,774	72,91,488	10,88,286
295	B-676	116	56,18,808	41,43,714	14,75,094
296	B-679	183	88,64,154	63,78,091	24,86,063
297	B-682	172	83,31,336	53,22,336	30,09,000
298	B-691	186	90,24,243	69,75,830	20,43,413
299	B-692	186	90,09,468	52,78,604	37,30,865
300	B-695	186	90,09,468	8,95,522	81,13,946
301	B-699	172	83,31,336	83,31,336	-
302	B-700	172	83,31,336	61,31,477	21,99,859
303	B-710	143	69,26,634	45,52,784	23,73,850
304	B-713	177	85,73,526	7,73,651	77,99,875
305	B-714	233	1,12,86,054	73,71,919	39,14,135
306	B-721	173	83,79,774	62,99,890	20,79,884
307	B-722	173	83,79,774	63,28,504	20,51,270
308	B-726	143	69,26,634	55,81,826	13,44,808
309	B-727	143	69,26,634	16,29,504	52,57,130
310	B-731	181	87,67,278	71,50,229	16,17,049
311	B-735	143	69,26,634	17,01,698	52,24,936
312	B-736	143	69,26,634	56,42,325	12,84,309
313	B-740	173	83,79,774	76,98,541	6,81,233
314	B-754	143	69,26,634	51,52,154	17,74,480
315	B-755	143	69,26,634	54,33,876	14,92,758
316	B-758	143	69,26,634	57,71,306	11,55,328
317	B-759	143	69,26,634	52,11,322	17,15,312
318	B-02	116	56,18,808	46,67,840	9,50,968
319	B-18	116	56,18,808	27,19,693	28,99,115
320	B-21	161	77,98,518	56,10,777	21,87,741
321	B-23	116	56,18,808	12,74,860	43,43,948
322	B-24	116	56,18,808	12,87,659	43,31,149
323	B-26	116	56,18,808	1,45,000	54,73,808
324	B-32	161	77,98,518	18,83,518	59,15,000
325	B-33	161	77,98,518	29,83,264	48,15,254
326	B-39	116	56,18,808	40,71,841	15,46,967
327	B-42	116	56,18,808	13,12,129	43,06,679
328	B-43	116	56,18,808	41,36,391	14,82,417
329	B-45	161	77,98,518	33,28,299	44,70,219
330	B-65	116	56,18,808	17,88,788	38,30,020
331	B-82	116	56,18,808	39,16,931	17,01,877
332	B-89	161	77,98,518	72,46,706	5,51,812
333	B-97	116	56,18,808	45,17,770	11,01,038
334	B-98	116	56,18,808	99,000	55,19,808
335	B-106	116	56,18,808	19,82,886	36,35,922
336	B-111	116	56,18,808	22,02,873	34,15,935
337	B-128	116	56,18,808	41,81,914	14,36,894
338	B-136	161	77,98,518	57,47,022	20,51,496
339	B-144	116	56,18,808	1,45,000	54,73,808
340	B-154	116	56,18,808	42,39,760	13,79,048



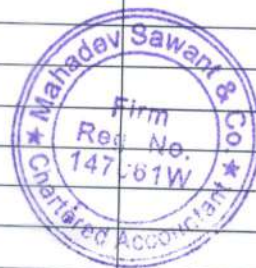
341	B-165	116	56,18,808	41,42,484	14,76,324
342	B-168	153	74,11,014	37,64,613	36,46,401
343	B-173	116	56,18,808	32,95,737	23,23,071
344	B-174	116	56,18,808	20,20,143	35,98,665
345	B-179	143	69,26,634	69,26,634	-
346	B-192	116	56,18,808	5,05,143	51,13,665
347	B-199	186	90,09,468	46,14,043	43,95,425
348	B-206	157	76,04,766	61,81,957	14,22,809
349	B-209	190	92,03,220	22,56,302	69,46,918
350	B-216	172	83,31,336	1,45,000	81,86,336
351	B-217	173	83,79,774	1,45,000	82,34,774
352	B-256	172	83,31,336	83,31,336	-
353	B-261	116	56,18,808	4,78,444	51,40,364
354	B-269	172	83,31,336	74,53,209	8,78,127
355	B-275	172	83,31,336	83,31,336	-
356	B-277	143	69,26,634	37,39,237	31,87,397
357	B-280	119	57,64,122	12,25,119	45,39,003
358	B-284	143	69,26,634	52,60,566	16,66,068
359	B-285	143	69,26,634	55,34,812	13,91,822
360	B-288	172	83,31,336	68,82,060	14,49,276
361	B-289	172	83,31,336	55,95,890	27,35,446
362	B-293	172	83,31,336	82,82,494	48,842
363	B-300	143	69,26,634	54,75,576	14,51,058
364	B-323	143	69,26,634	67,65,693	1,60,941
365	B-324	143	69,26,634	47,70,945	21,55,689
366	B-327	143	69,26,634	51,64,461	17,62,173
367	B-328	186	90,09,468	18,60,763	71,48,705
368	B-333	143	69,26,634	29,79,083	39,47,551
369	B-335	172	83,31,336	61,47,868	21,83,468
370	B-346	172	83,31,336	60,61,339	22,69,997
371	B-350	143	69,26,634	33,84,673	35,41,961
372	B-360	143	69,26,634	34,03,175	35,23,459
373	B-361	143	69,26,634	15,97,723	53,28,911
374	B-380	143	69,26,634	52,26,224	17,00,410
375	B-384	143	69,26,634	16,02,498	53,24,136
376	B-388	143	69,26,634	50,73,484	18,53,150
377	B-391	143	69,26,634	8,11,066	61,15,568
378	B-392	143	69,26,634	6,37,536	62,89,098
379	B-397	172	83,31,336	83,31,336	-
380	B-401	143	69,26,634	6,29,288	62,97,346
381	B-405	183	88,64,154	53,93,352	34,70,802
382	B-410	143	69,26,634	50,13,508	19,13,126
383	B-422	183	88,64,154	64,03,388	24,60,766
384	B-431	173	83,79,774	59,50,502	24,29,272
385	B-437	172	83,31,336	39,38,698	43,92,638
386	B-477	172	83,31,336	63,66,209	19,65,127
387	B-492	142	68,78,196	48,65,747	20,12,449
388	B-495	143	69,26,634	50,07,293	19,19,341
389	B-503	163	78,95,394	70,91,859	8,03,535
390	B-508	143	69,26,634	35,55,114	33,71,520



391	B-511	143	69,26,634	15,85,654	53,40,980
392	B-514	229	1,10,92,302	45,000	1,10,47,302
393	B-517	143	69,26,634	21,93,405	47,33,229
394	B-520	172	83,31,336	28,00,364	55,30,972
395	B-526	143	69,26,634	14,58,487	54,68,147
396	B-531	143	69,26,634	16,39,446	52,87,188
397	B-549	143	69,26,634	69,26,634	-
398	B-561	143	69,26,634	50,31,268	18,95,366
399	B-564	143	69,26,634	35,42,469	33,84,165
400	B-595	142	68,78,196	48,44,725	20,33,471
401	B-596	143	69,26,634	39,57,469	29,69,165
402	B-601	143	69,26,634	15,89,088	53,37,546
403	B-646	172	83,31,336	57,83,746	25,47,590
404	B-660	113	54,73,494	13,78,397	40,95,097
405	B-681	172	83,31,336	71,47,227	11,84,109
406	B-683	172	83,31,336	56,03,086	27,28,250
407	B-687	144	69,75,072	52,68,824	17,06,248
408	B-706	173	83,79,774	66,20,311	17,59,463
409	B-708	143	69,26,634	14,46,027	54,80,607
410	B-712	172	83,31,336	29,24,420	54,06,916
411	B-717	143	69,26,634	56,41,738	12,84,896
412	B-744	143	69,26,634	60,41,968	8,84,666
413	B-745	143	69,26,634	52,59,692	16,66,942
414	B-752	172	83,31,336	79,42,208	3,89,128
415	B-22	116	56,18,808	12,04,097	44,14,711
416	B-31	116	56,18,808	47,64,736	8,54,072
417	B-35	116	56,18,808	41,69,618	14,49,190
418	B-37	116	56,18,808	42,37,912	13,80,896
419	B-41	116	56,18,808	12,29,860	43,88,948
420	B-46	116	56,18,808	23,98,035	32,20,773
421	B-47	116	56,18,808	18,98,035	37,20,773
422	B-49	116	56,18,808	48,32,767	7,86,041
423	B-92	116	56,18,808	35,03,173	21,15,635
424	B-96	116	56,18,808	90,000	55,28,808
425	B-99	116	56,18,808	9,21,086	46,97,722
426	B-108	116	56,18,808	52,72,519	3,46,289
427	B-109	116	56,18,808	17,71,650	38,47,158
428	B-113	161	77,98,518	61,58,236	16,40,282
429	B-122	116	56,18,808	13,04,083	43,14,725
430	B-127	116	56,18,808	42,53,879	13,64,929
431	B-134	116	56,18,808	39,78,492	16,40,316
432	B-135	116	56,18,808	5,47,946	50,70,862
433	B-143	116	56,18,808	36,65,446	19,53,362
434	B-149	116	56,18,808	16,99,550	39,19,258
435	B-155	116	56,18,808	16,90,375	39,23,433
436	B-160	116	56,18,808	10,46,888	45,71,920
437	B-166	116	56,18,808	35,77,796	20,41,012
438	B-171	116	56,18,808	11,78,160	44,40,648
439	B-172	116	56,18,808	14,69,000	41,49,808
440	B-183	116	56,18,808	11,34,389	44,84,419



441	B-187	116	56,18,808	5,23,444	50,95,364
442	B-195	116	56,18,808	11,84,170	44,34,638
443	B-200	116	56,18,808	46,18,237	10,00,571
444	B-202	116	56,18,808	15,56,214	40,62,594
445	B-207	169	81,86,022	62,88,449	18,97,573
446	B-220	172	83,31,336	7,74,454	75,56,882
447	B-221	172	83,31,336	7,74,454	75,56,882
448	B-223	143	69,26,634	69,26,634	-
449	B-224	143	69,26,634	47,53,664	21,72,970
450	B-225	143	69,26,634	46,33,031	22,93,603
451	B-226	143	69,26,634	62,07,236	7,19,398
452	B-290	172	83,31,336	17,59,057	65,72,279
453	B-309	143	69,26,634	14,58,963	54,67,671
454	B-313	172	83,31,336	17,49,157	65,82,179
455	B-339	172	83,31,336	17,14,226	66,17,110
456	B-356	172	83,31,336	83,31,336	-
457	B-359	172	83,31,336	70,89,092	12,42,244
458	B-386	183	88,64,154	59,47,445	29,16,709
459	B-387	183	88,64,154	61,12,702	27,51,452
460	B-389	143	69,26,634	51,07,678	18,18,956
461	B-402	143	69,26,634	24,45,139	44,81,495
462	B-426	143	69,26,634	14,33,737	54,92,897
463	B-428	143	69,26,634	51,19,820	18,06,814
464	B-473	142	68,78,196	28,66,937	40,11,259
465	B-484	143	69,26,634	6,29,719	62,96,915
466	B-491	172	83,31,336	16,22,594	67,08,742
467	B-524	143	69,26,634	19,45,438	49,81,196
468	B-527	143	69,26,634	69,26,634	-
469	B-542	238	1,15,28,244	15,16,883	1,00,11,361
470	B-543	162	78,46,956	22,45,000	56,01,956
471	B-546	143	69,26,634	14,40,654	54,85,980
472	B-548	143	69,26,634	58,68,555	10,58,079
473	B-556	143	69,26,634	48,91,827	20,34,807
474	B-557	143	69,26,634	19,74,733	49,51,901
475	B-562	143	69,26,634	51,46,838	17,79,796
476	B-572	143	69,26,634	1,45,000	67,81,634
477	B-581	143	69,26,634	1,45,000	67,81,634
478	B-584	172	83,31,336	7,15,992	76,15,344
479	B-594	142	68,78,196	14,34,220	54,43,976
480	B-617	143	69,26,634	14,73,839	54,52,795
481	B-628	134	64,90,692	55,73,869	9,16,823
482	B-656	200	96,87,600	40,90,513	55,97,087
483	B-685	164	79,43,832	76,29,625	3,14,207
484	B-686	167	80,89,146	18,66,156	62,22,990
485	B-705	186	90,09,468	75,86,872	14,22,596
486	B-707	143	69,26,634	52,76,435	16,50,199
487	B-715	172	83,31,336	62,44,355	20,86,981
488	B-723	143	69,26,634	62,01,319	7,25,315
489	B-724	143	69,26,634	14,65,927	54,60,707
490	B-728	143	69,26,634	49,03,881	20,22,753



491	B-730	235	1,13,82,930	1,13,82,930	-
492	B-742	143	69,26,634	57,95,508	11,31,126
493	B-746	143	69,26,634	42,16,175	27,10,459
494	B-748	143	69,26,634	14,51,002	54,75,632
495	B-749	172	83,31,336	62,24,316	21,07,020
496	B-750	190	92,03,220	69,04,892	22,98,328
497	B-753	143	69,26,634	15,14,288	54,12,346
498	B-157	143	69,26,634	26,71,104	42,55,530
499	B-158	116	56,18,808	26,71,104	29,47,704
500	B-169	201	97,36,038	36,11,984	61,24,054
501	B-178	116	56,18,808	26,71,104	29,47,704
502	B-264	172	83,31,336	36,10,079	47,21,257
503	B-267	172	83,31,336	74,53,209	8,78,127
504	B-268	172	83,31,336	74,53,209	8,78,127
505	B-07	116	56,18,808	4,15,647	52,03,161
506	B-08	116	60,30,303	9,03,670	51,26,633
507	B-13	116	56,18,808	10,39,170	45,79,638
508	B-59	116	56,18,808	6,65,450	49,53,358
509	B-120	116	56,18,808	4,42,599	51,76,209
510	B-177	116	56,18,808	20,84,534	35,34,274
511	B-181	116	56,18,808	10,48,324	45,70,484
512	B-182	116	56,18,808	10,23,853	45,94,955
513	B-184	116	56,18,808	9,86,577	46,32,231
514	B-197	116	56,18,808	10,59,097	45,59,711
515	B-331	143	69,26,634	19,29,989	49,96,645
516	B-504	143	69,26,634	11,48,587	57,78,047
517	B-545	143	69,26,634	29,09,977	40,16,657
518	B-592	128	62,00,064	11,54,821	50,45,243
519	B-659	143	69,26,634	12,69,927	56,56,707
520	B-665	186	90,09,468	2,00,000	88,09,468
521	B-671	116	56,18,808	11,11,579	45,07,229
522	B-673	116	56,18,808	10,39,170	45,79,638
523	B-680	225	1,08,98,550	11,81,846	97,16,704
524	B-718	143	69,26,634	13,06,557	56,20,077
525	B-739	143	69,26,634	12,51,711	56,74,923
526	B-743	143	69,26,634	7,14,539	62,12,095
527	B-747	143	69,26,634	12,96,152	56,30,482
528	B-34	116	56,18,808	19,87,656	36,31,152
529	B-139	116	56,18,808	20,90,281	35,28,527
530	B-205	149	72,17,262	13,59,535	58,57,727
531	B-219	172	83,31,336	32,38,743	50,92,593
532	B-227	210	1,01,71,980	95,63,029	6,08,951
533	B-334	143	69,26,634	13,12,221	56,14,413
534	B-478	186	90,09,468	17,84,964	72,24,504
535	B-29	116	56,18,808	10,39,170	45,79,638
536	B-30	116	56,18,808	10,57,479	45,61,329
537	B-36	116	56,18,808	10,65,041	45,53,767
538	B-48	116	56,18,808	10,24,052	45,94,756
539	B-51	116	56,18,808	10,39,397	45,79,411
540	B-52	116	59,68,040	14,82,628	44,85,412



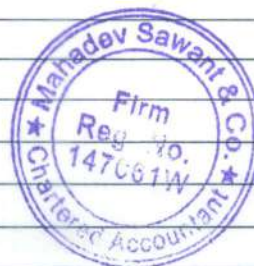
541	B-53	116	56,18,808	14,95,995	41,22,813
542	B-60	116	56,18,808	10,84,783	45,34,025
543	B-61	116	56,18,808	16,39,151	39,79,657
544	B-110	116	56,18,808	16,39,827	39,78,981
545	B-115	116	56,18,808	10,87,773	45,31,035
546	B-116	116	56,18,808	10,40,981	45,77,827
547	B-153	116	56,18,808	14,65,940	41,52,868
548	B-175	116	59,03,303	5,00,000	54,03,303
549	B-194	116	56,18,808	4,40,000	51,78,808
550	B-196	116	56,18,808	11,96,888	44,21,920
551	B-201	116	56,18,808	5,73,884	50,44,924
552	B-270	172	83,31,336	1,22,500	82,08,836
553	B-281	186	90,09,468	5,55,369	84,54,099
554	B-292	172	83,31,336	6,06,336	77,25,000
555	B-308	143	72,86,104	13,17,221	59,68,883
556	B-314	172	83,31,336	7,20,833	76,10,503
557	B-332	143	69,26,634	12,97,647	56,28,987
558	B-354	172	83,31,336	5,73,884	77,57,452
559	B-358	172	83,31,336	18,57,600	64,73,736
560	B-369	183	88,64,154	31,26,527	57,37,627
561	B-370	143	79,79,403	7,97,861	71,81,542
562	B-371	143	69,26,634	14,62,452	54,64,182
563	B-373	143	69,26,634	15,16,742	54,09,892
564	B-375	143	69,26,634	29,83,758	39,42,876
565	B-376	172	83,31,336	10,00,000	73,31,336
566	B-377	186	90,09,468	18,37,614	71,71,854
567	B-390	143	69,26,634	13,32,585	55,94,049
568	B-396	186	90,09,468	11,86,067	78,23,401
569	B-406	143	69,26,634	10,24,336	59,02,298
570	B-407	143	69,26,634	20,00,000	49,26,634
571	B-412	172	87,56,829	15,74,157	71,82,672
572	B-434	186	90,09,468	35,36,150	54,73,318
573	B-436	172	90,60,933	25,01,162	65,59,771
574	B-440	127	61,51,626	11,25,568	50,26,058
575	B-443	172	83,31,336	18,58,740	64,72,596
576	B-474	126	61,03,188	17,46,382	43,56,806
577	B-475	125	60,54,750	12,32,612	48,22,138
578	B-480	172	83,31,336	16,52,083	66,79,253
579	B-490	241	1,16,73,558	33,00,513	83,73,045
580	B-505	143	69,26,634	21,52,606	47,74,028
581	B-509	143	69,26,634	15,11,946	54,14,688
582	B-513	143	69,26,634	12,79,232	56,47,402
583	B-518	143	69,26,634	7,19,345	62,07,289
584	B-586	143	75,38,490	19,56,397	55,82,093
585	B-593	128	62,00,064	9,00,244	52,99,820
586	B-622	143	69,26,634	6,66,699	62,59,935
587	B-623	143	69,26,634	7,66,699	61,59,935
588	B-624	143	69,26,634	30,50,364	38,76,270
589	B-626	138	66,84,444	13,94,942	52,89,502
590	B-627	133	64,42,254	24,19,974	40,22,280



591	B-632	128	62,00,064	11,29,864	50,70,200
592	B-633	128	62,00,064	12,55,296	49,44,768
593	B-642	172	83,31,336	9,21,790	74,09,546
594	B-668	172	89,41,629	5,00,000	84,41,629
595	B-672	116	56,18,808	10,33,160	45,85,648
596	B-688	186	90,09,468	17,64,459	72,45,009
597	B-689	199	96,39,162	20,26,862	76,12,300
598	B-697	228	1,10,43,864	20,07,120	90,36,744
599	B-719	143	69,26,634	7,26,504	62,00,130
600	B-733	143	69,26,634	12,97,509	56,29,125
601	B-734	143	69,26,634	20,09,406	49,17,228
602	B-738	143	69,26,634	12,51,713	56,74,921
603	B-100	161	77,98,518	24,00,000	53,98,518
604	B-382	143	69,26,634	13,24,834	56,01,800
605	B-403	143	69,26,634	10,51,186	58,75,448
606	B-654	228	1,10,43,864	9,90,000	1,00,53,864
607	B-519	143	69,26,634	27,13,074	42,13,560
608	B-502	163	78,95,394	15,75,000	63,20,394
609	B-576	143	69,26,634	18,30,370	50,96,264
610	B-653	291	1,40,95,458	52,84,354	88,11,104
611	B-674	152	73,62,576	13,72,384	59,90,192
612	B-729	186	90,09,468	6,11,468	83,98,000
		91,284	4,47,23,51,433	2,45,81,78,060	2,01,41,73,373

Unsold Inventory:

Sr. No.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment
1	B-09	116	56,18,808
2	B-16	143	69,26,634
3	B-19	116	56,18,808
4	B-54	116	56,18,808
5	B-68	161	77,98,518
6	B-79	143	69,26,634
7	B-102	116	56,18,808
8	B-105	116	56,18,808
9	B-114	116	56,18,808
10	B-117	116	56,18,808
11	B-138	116	56,18,808
12	B-140	116	56,18,808
13	B-159	116	56,18,808
14	B-176	116	56,18,808
15	B-218	173	83,79,774
16	B-222	172	83,31,336
17	B-228	231	1,11,89,178
18	B-229	186	90,09,468
19	B-230	186	90,09,468
20	B-231	231	1,11,89,178



21	B-232	186	90,09,468
22	B-233	186	90,09,468
23	B-234	186	90,09,468
24	B-235	186	90,09,468
25	B-236	186	90,09,468
26	B-237	186	90,09,468
27	B-238	186	90,09,468
28	B-239	186	90,09,468
29	B-240	186	90,09,468
30	B-241	186	90,09,468
31	B-242	186	90,09,468
32	B-243	186	90,09,468
33	B-244	186	90,09,468
34	B-245	186	90,09,468
35	B-246	186	90,09,468
36	B-247	186	90,09,468
37	B-248	186	90,09,468
38	B-249	186	90,09,468
39	B-250	186	90,09,468
40	B-251	144	69,75,072
41	B-253	172	83,31,336
42	B-254	172	83,31,336
43	B-255	172	83,31,336
44	B-272	172	83,31,336
45	B-279	168	81,37,584
46	B-287	172	83,31,336
47	B-310	143	69,26,634
48	B-320	172	83,31,336
49	B-338	172	83,31,336
50	B-341	172	83,31,336
51	B-363	225	1,08,98,550
52	B-366	239	1,15,76,682
53	B-372	143	69,26,634
54	B-374	143	69,26,634
55	B-378	186	90,09,468
56	B-408	143	69,26,634
57	B-411	143	69,26,634
58	B-413	186	90,09,468
59	B-430	172	83,31,336
60	B-433	227	1,09,95,426
61	B-435	176	85,25,088
62	B-438	172	83,31,336
63	B-444	172	83,31,336
64	B-445	172	83,31,336
65	B-446	172	83,31,336
66	B-447	172	83,31,336
67	B-448	172	83,31,336
68	B-449	305	1,47,73,590
69	B-450	316	1,53,06,408
70	B-451	143	69,26,634



71	B-452	143	69,26,634
72	B-453	143	69,26,634
73	B-454	143	69,26,634
74	B-455	143	69,26,634
75	B-456	143	69,26,634
76	B-457	143	69,26,634
77	B-458	143	69,26,634
78	B-459	143	69,26,634
79	B-460	143	69,26,634
80	B-461	143	69,26,634
81	B-462	143	69,26,634
82	B-463	143	69,26,634
83	B-464	143	69,26,634
84	B-465	161	77,98,518
85	B-466	187	90,57,906
86	B-467	134	64,90,692
87	B-468	143	69,26,634
88	B-471	143	69,26,634
89	B-472	143	69,26,634
90	B-476	166	80,40,708
91	B-479	172	83,31,336
92	B-481	172	83,31,336
93	B-506	143	69,26,634
94	B-529	176	85,25,088
95	B-538	143	69,26,634
96	B-539	143	69,26,634
97	B-540	143	69,26,634
98	B-541	143	69,26,634
99	B-544	144	69,75,072
100	B-550	143	69,26,634
101	B-553	143	69,26,634
102	B-558	143	69,26,634
103	B-560	176	85,25,088
104	B-571	143	69,26,634
105	B-573	143	69,26,634
106	B-577	142	68,78,196
107	B-578	142	68,78,196
108	B-579	143	69,26,634
109	B-580	143	69,26,634
110	B-582	143	69,26,634
111	B-583	125	60,54,750
112	B-587	144	69,75,072
113	B-588	146	70,71,948
114	B-589	146	70,71,948
115	B-590	173	83,79,774
116	B-591	225	1,08,98,550
117	B-613	165	79,92,270
118	B-615	134	64,90,692
119	B-625	143	69,26,634
120	B-630	172	83,31,336



121	B-631	172	83,31,336
122	B-634	172	83,31,336
123	B-639	149	72,17,262
124	B-643	172	83,31,336
125	B-657	149	72,17,262
126	B-658	172	83,31,336
127	B-662	172	83,31,336
128	B-663	172	83,31,336
129	B-666	172	83,31,336
130	B-667	172	83,31,336
131	B-690	267	1,29,32,946
132	B-698	117	56,67,246
133	B-720	143	69,26,634
134	B-725	143	69,26,634
135	B-732	172	83,31,336
136	B-737	143	69,26,634
137	B-296	172	83,31,336
138	B-305	186	90,09,468
139	B-640	191	92,51,658
140	B-647	225	1,08,98,550
141	B-385	143	69,26,634
142	B-684	172	83,31,336
143	B-203	116	56,18,808
144	B-355	172	83,31,336
145	B-416	143	69,26,634
146	B-470	142	68,78,196
		23,859	1,15,56,82,242

Note:

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

For Mahadev Sawant & Co

CHARTERED ACCOUNTANT

Mahadev Sawant

Proprietor

Membership No.: - 183312

FRN No- 147061W

UDIN No-26183312IIJEGA1419



Place: Mumbai

Date: 28th January, 2026



Mahadev Sawant & Co.

Chartered Accountant

FORM 5

(See Rule 4 (2))

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

GoaRERA Registration Number (PRGO05242234)

This certificate is being issued for RERA compliance for the "One Goa – Phase 2" having Goa RERA Registration Number PRGO05242234 being developed by HOABL Impactum Land 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)	44,78,41,174
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)	2,01,41,73,373
3	(i) Balance Unsold area (Sqm) (to be certified by Management and to be verified by CA from the records and books of accounts)	23,859
	(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	1,15,56,82,242
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,16,98,55,615
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.

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for HOABL Impactum Land 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 Mahadev Sawant & Co
CHARTERED ACCOUNTANT

Mahadev Sawant

Proprietor

Membership No.: - 183312

FRN No- 147061W

UDIN No-

26183312AIFWDN6557



Place: Mumbai

Date: 28th January, 2026

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