



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 3" Goa RERA Registration Number: PRGO03252427

**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)                                                                | 27,93,06,432        | 27,93,06,432        |
|        | 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                                                                                                                                                                                     |                     |                     |
| b.     | 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                                                                                                                                                                    | 3,16,10,361         | 3,16,10,361         |
| e.     | Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.                                                                                                                                                                                                                                                                    |                     |                     |
| f.     | <b>Under Rehabilitation Scheme</b>                                                                                                                                                                                                                                                                                                                                                              |                     |                     |
| 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.                                                                                                                                                                                                                                                                    |                     |                     |
|        | <b>Sub Total of Land Cost</b>                                                                                                                                                                                                                                                                                                                                                                   | <b>31,09,16,793</b> | <b>31,09,16,793</b> |
| 1 (ii) | <b>Development Cost / Cost of Construction of Building:</b>                                                                                                                                                                                                                                                                                                                                     |                     |                     |
| a.     | (i) Estimated Cost of Construction as certified by Engineer                                                                                                                                                                                                                                                                                                                                     | 58,14,46,309        |                     |
|        | (ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)                                                                                                                                                                                                                                                                                                       |                     | 9,33,32,927         |

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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. | 19,70,18,659        | 14,10,62,689        |
|    | (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.                                                                                                                                                                                                                             | 14,05,95,515        | 5,36,71,003         |
|    | <b>Sub Total of Development Cost</b>                                                                                                                                                                                                                                                                                                                                                                           | <b>91,90,60,483</b> | <b>28,80,66,619</b> |
| 2  | <b>Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column</b>                                                                                                                                                                                                                                                                                                                        | 1,22,99,77,276      |                     |
| 3  | <b>Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column</b>                                                                                                                                                                                                                                                                                                                          |                     | 59,89,83,412        |
| 4  | <b>% Completion of Construction work (as per Project Architects Certificate)</b>                                                                                                                                                                                                                                                                                                                               |                     |                     |
| 5  | <b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)</b>                                                                                                                                                                                                                                                                                                 |                     | 48.70%              |
| 6  | <b>Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)</b>                                                                                                                                                                                                                                                              |                     | 59,89,83,412        |
| 7  | <b>Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement</b>                                                                                                                                                                                                                                                                                                    |                     | 15,23,67,000        |
| 8  | <b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>                                                                                                                                                                                                                                                                                                               |                     | <b>44,66,16,412</b> |

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 ACCOUNTANTS

Mahadev Sawant

Proprietor

Membership No.: - 183312

FRN No- 147061W

UDIN No-26183312ICTDKB8573



Place: Mumbai

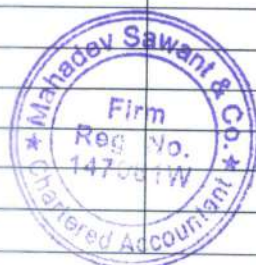
Date: 28th January, 2026

**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       | C-01    | 226                  | 1,09,46,988                                         | 7,00,000     | 1,02,46,988         |
| 2       | C-02    | 165                  | 79,92,270                                           | 7,22,397     | 72,69,873           |
| 3       | C-06    | 146                  | 70,71,948                                           | 6,61,100     | 64,10,848           |
| 4       | C-08    | 196                  | 94,93,848                                           | 18,18,823    | 76,75,025           |
| 5       | C-14    | 225                  | 1,08,98,550                                         | 28,10,094    | 80,88,456           |
| 6       | C-15    | 116                  | 56,18,808                                           | 20,86,444    | 35,32,364           |
| 7       | C-16    | 116                  | 56,18,808                                           | 14,59,656    | 41,59,152           |
| 8       | C-17    | 116                  | 56,18,808                                           | 5,08,803     | 51,10,005           |
| 9       | C-20    | 116                  | 56,18,808                                           | 10,68,143    | 45,50,665           |
| 10      | C-26    | 116                  | 56,18,808                                           | 15,19,665    | 40,99,143           |
| 11      | C-38    | 172                  | 84,52,791                                           | 25,00,000    | 59,52,791           |
| 12      | C-44    | 143                  | 69,26,634                                           | 29,79,260    | 39,47,374           |
| 13      | C-46    | 144                  | 69,75,072                                           | 12,47,392    | 57,27,680           |
| 14      | C-48    | 135                  | 65,39,130                                           | 12,79,654    | 52,59,476           |
| 15      | C-50    | 137                  | 66,36,006                                           | 29,63,330    | 36,72,676           |
| 16      | C-54    | 175                  | 84,76,650                                           | 6,45,000     | 78,31,650           |
| 17      | C-60    | 169                  | 81,86,022                                           | 9,41,582     | 72,44,440           |
| 18      | C-63    | 118                  | 57,15,684                                           | 1,00,000     | 56,15,684           |
| 19      | C-69    | 143                  | 69,26,634                                           | 17,82,686    | 51,43,948           |
| 20      | C-71    | 116                  | 56,18,808                                           | 33,65,266    | 22,53,542           |
| 21      | C-74    | 116                  | 56,18,808                                           | 4,67,829     | 51,50,979           |
| 22      | C-81    | 116                  | 56,18,808                                           | 7,83,655     | 48,35,153           |
| 23      | C-87    | 176                  | 85,25,088                                           | 8,37,618     | 76,87,470           |
| 24      | C-91    | 154                  | 74,59,452                                           | 13,90,402    | 60,69,050           |
| 25      | C-104   | 172                  | 83,31,336                                           | 4,95,624     | 78,35,712           |
| 26      | C-106   | 179                  | 86,70,402                                           | 8,73,668     | 77,96,734           |
| 27      | C-107   | 204                  | 98,81,352                                           | 65,83,328    | 32,98,024           |



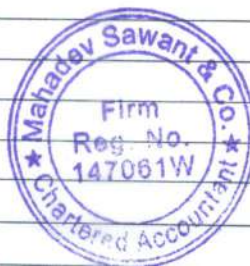
|    |       |              |                     |                     |                     |
|----|-------|--------------|---------------------|---------------------|---------------------|
| 28 | C-108 | 123          | 59,57,874           | 59,57,874           | -                   |
| 29 | C-109 | 146          | 70,71,948           | 5,00,000            | 65,71,948           |
| 30 | C-112 | 225          | 1,08,98,550         | 7,00,000            | 1,01,98,550         |
| 31 | C-123 | 143          | 69,26,634           | 22,92,961           | 46,33,673           |
| 32 | C-133 | 142          | 68,78,196           | 8,39,779            | 60,38,417           |
| 33 | C-134 | 142          | 68,78,196           | 46,98,864           | 21,79,332           |
| 34 | C-139 | 116          | 56,18,808           | 11,56,706           | 44,62,102           |
| 35 | C-141 | 165          | 81,12,990           | 40,00,000           | 41,12,990           |
| 36 | C-151 | 147          | 71,20,386           | 5,39,194            | 65,81,192           |
| 37 | C-154 | 116          | 56,18,808           | 14,54,010           | 41,64,798           |
| 38 | C-190 | 143          | 74,17,104           | 2,49,128            | 71,67,976           |
| 39 | C-191 | 143          | 69,26,634           | 48,25,583           | 21,01,051           |
| 40 | C-210 | 143          | 69,76,054           | 24,41,619           | 45,34,435           |
| 41 | C-225 | 143          | 69,26,634           | 8,37,481            | 60,89,153           |
| 42 | C-226 | 143          | 69,26,634           | 18,37,481           | 50,89,153           |
| 43 | C-230 | 188          | 91,23,179           | 9,21,441            | 82,01,738           |
| 44 | C-232 | 156          | 75,56,328           | 40,84,795           | 34,71,534           |
| 45 | C-241 | 186          | 91,28,911           | 11,93,021           | 79,35,890           |
| 46 | C-244 | 186          | 90,09,468           | 6,62,971            | 83,46,497           |
| 47 | C-245 | 143          | 69,26,634           | 4,88,852            | 64,37,782           |
| 48 | C-246 | 225          | 1,08,98,550         | 19,79,355           | 89,19,195           |
| 49 | C-252 | 233          | 1,12,86,054         | 10,42,749           | 1,02,43,305         |
| 50 | C-261 | 143          | 69,26,634           | 17,85,874           | 51,40,760           |
| 51 | C-262 | 143          | 69,26,634           | 13,00,000           | 56,26,634           |
| 52 | C-276 | 143          | 69,26,634           | 14,53,752           | 54,72,882           |
| 53 | C-280 | 143          | 69,26,634           | 31,64,511           | 37,62,123           |
| 54 | C-297 | 143          | 70,83,856           | 8,00,000            | 62,83,856           |
| 55 | C-328 | 143          | 69,26,634           | 12,80,383           | 56,46,251           |
| 56 | C-330 | 143          | 69,26,634           | 10,00,000           | 59,26,634           |
| 57 | C-338 | 230          | 1,11,40,740         | 1,10,00,000         | 1,40,740            |
|    |       | <b>8,835</b> | <b>42,90,25,295</b> | <b>10,70,79,803</b> | <b>32,19,45,492</b> |

**Unsold Inventory:**

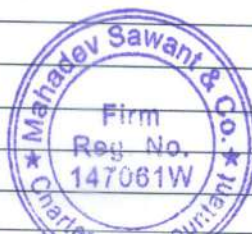
| Sr. No. | Flat No | Carpet Area (Sq Mts) | Unit Consideration as per Agr. /Letter of Allotment |
|---------|---------|----------------------|-----------------------------------------------------|
| 1       | C-03    | 186                  | 90,09,468                                           |
| 2       | C-04    | 186                  | 90,09,468                                           |
| 3       | C-05    | 147                  | 71,20,386                                           |
| 4       | C-07    | 143                  | 69,26,634                                           |
| 5       | C-09    | 138                  | 66,84,444                                           |
| 6       | C-10    | 124                  | 60,06,312                                           |
| 7       | C-11    | 172                  | 83,31,336                                           |
| 8       | C-12    | 188                  | 91,06,344                                           |
| 9       | C-13    | 188                  | 91,06,344                                           |
| 10      | C-18    | 116                  | 56,18,808                                           |
| 11      | C-19    | 116                  | 56,18,808                                           |
| 12      | C-21    | 116                  | 56,18,808                                           |
| 13      | C-22    | 116                  | 56,18,808                                           |



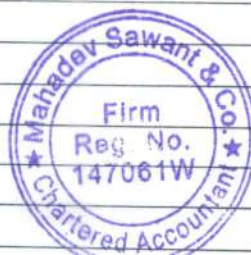
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|----|------|-----|-------------|
| 14 | C-23 | 116 | 56,18,808   |
| 15 | C-24 | 116 | 56,18,808   |
| 16 | C-25 | 116 | 56,18,808   |
| 17 | C-27 | 116 | 56,18,808   |
| 18 | C-28 | 116 | 56,18,808   |
| 19 | C-29 | 116 | 56,18,808   |
| 20 | C-30 | 116 | 56,18,808   |
| 21 | C-31 | 116 | 56,18,808   |
| 22 | C-32 | 116 | 56,18,808   |
| 23 | C-33 | 116 | 56,18,808   |
| 24 | C-34 | 118 | 57,15,684   |
| 25 | C-35 | 173 | 83,79,774   |
| 26 | C-36 | 180 | 87,18,840   |
| 27 | C-37 | 232 | 1,12,37,616 |
| 28 | C-39 | 165 | 79,92,270   |
| 29 | C-40 | 301 | 1,45,79,838 |
| 30 | C-41 | 225 | 1,08,98,550 |
| 31 | C-42 | 173 | 83,79,774   |
| 32 | C-43 | 172 | 83,31,336   |
| 33 | C-45 | 144 | 69,75,072   |
| 34 | C-47 | 187 | 90,57,906   |
| 35 | C-49 | 116 | 56,18,808   |
| 36 | C-51 | 232 | 1,12,37,616 |
| 37 | C-52 | 175 | 84,76,650   |
| 38 | C-53 | 174 | 84,28,212   |
| 39 | C-55 | 186 | 90,09,468   |
| 40 | C-56 | 225 | 1,08,98,550 |
| 41 | C-57 | 130 | 62,96,940   |
| 42 | C-58 | 124 | 60,06,312   |
| 43 | C-59 | 116 | 56,18,808   |
| 44 | C-61 | 143 | 69,26,634   |
| 45 | C-62 | 142 | 68,78,196   |
| 46 | C-64 | 116 | 56,18,808   |
| 47 | C-65 | 116 | 56,18,808   |
| 48 | C-66 | 116 | 56,18,808   |
| 49 | C-67 | 116 | 56,18,808   |
| 50 | C-68 | 116 | 56,18,808   |
| 51 | C-70 | 143 | 69,26,634   |
| 52 | C-72 | 116 | 56,18,808   |
| 53 | C-73 | 116 | 56,18,808   |
| 54 | C-75 | 116 | 56,18,808   |
| 55 | C-76 | 117 | 56,67,246   |
| 56 | C-77 | 121 | 58,60,998   |
| 57 | C-78 | 122 | 59,09,436   |
| 58 | C-79 | 152 | 73,62,576   |
| 59 | C-80 | 124 | 60,06,312   |
| 60 | C-82 | 116 | 56,18,808   |
| 61 | C-83 | 116 | 56,18,808   |
| 62 | C-84 | 116 | 56,18,808   |
| 63 | C-85 | 116 | 56,18,808   |



|     |       |     |             |
|-----|-------|-----|-------------|
| 64  | C-86  | 116 | 56,18,808   |
| 65  | C-88  | 116 | 56,18,808   |
| 66  | C-89  | 143 | 69,26,634   |
| 67  | C-90  | 156 | 75,56,328   |
| 68  | C-92  | 154 | 74,59,452   |
| 69  | C-95  | 147 | 71,20,386   |
| 70  | C-96  | 116 | 56,18,808   |
| 71  | C-97  | 116 | 56,18,808   |
| 72  | C-98  | 116 | 56,18,808   |
| 73  | C-99  | 122 | 59,09,436   |
| 74  | C-100 | 123 | 59,57,874   |
| 75  | C-101 | 172 | 83,31,336   |
| 76  | C-102 | 172 | 83,31,336   |
| 77  | C-103 | 172 | 83,31,336   |
| 78  | C-105 | 156 | 75,56,328   |
| 79  | C-110 | 172 | 83,31,336   |
| 80  | C-111 | 172 | 83,31,336   |
| 81  | C-113 | 142 | 68,78,196   |
| 82  | C-114 | 143 | 69,26,634   |
| 83  | C-115 | 180 | 87,18,840   |
| 84  | C-116 | 182 | 88,15,716   |
| 85  | C-117 | 172 | 83,31,336   |
| 86  | C-118 | 177 | 85,73,526   |
| 87  | C-119 | 116 | 56,18,808   |
| 88  | C-120 | 116 | 56,18,808   |
| 89  | C-121 | 142 | 68,78,196   |
| 90  | C-122 | 143 | 69,26,634   |
| 91  | C-124 | 116 | 56,18,808   |
| 92  | C-125 | 142 | 68,78,196   |
| 93  | C-126 | 166 | 80,40,708   |
| 94  | C-127 | 116 | 56,18,808   |
| 95  | C-128 | 116 | 56,18,808   |
| 96  | C-129 | 116 | 56,18,808   |
| 97  | C-130 | 116 | 56,18,808   |
| 98  | C-131 | 116 | 56,18,808   |
| 99  | C-132 | 116 | 56,18,808   |
| 100 | C-135 | 116 | 56,18,808   |
| 101 | C-136 | 116 | 56,18,808   |
| 102 | C-137 | 116 | 56,18,808   |
| 103 | C-138 | 116 | 56,18,808   |
| 104 | C-140 | 116 | 56,18,808   |
| 105 | C-142 | 147 | 71,20,386   |
| 106 | C-143 | 116 | 56,18,808   |
| 107 | C-144 | 116 | 56,18,808   |
| 108 | C-145 | 116 | 56,18,808   |
| 109 | C-146 | 116 | 56,18,808   |
| 110 | C-147 | 116 | 56,18,808   |
| 111 | C-148 | 121 | 58,60,998   |
| 112 | C-149 | 142 | 68,78,196   |
| 113 | C-150 | 225 | 1,08,98,550 |



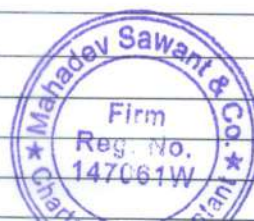
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|-----|-------|-----|-------------|
| 114 | C-152 | 116 | 56,18,808   |
| 115 | C-153 | 116 | 56,18,808   |
| 116 | C-155 | 116 | 56,18,808   |
| 117 | C-156 | 116 | 56,18,808   |
| 118 | C-157 | 121 | 58,60,998   |
| 119 | C-158 | 142 | 68,78,196   |
| 120 | C-159 | 225 | 1,08,98,550 |
| 121 | C-160 | 116 | 56,18,808   |
| 122 | C-161 | 116 | 56,18,808   |
| 123 | C-162 | 149 | 72,17,262   |
| 124 | C-163 | 198 | 95,90,724   |
| 125 | C-164 | 143 | 69,26,634   |
| 126 | C-165 | 143 | 69,26,634   |
| 127 | C-166 | 143 | 69,26,634   |
| 128 | C-167 | 143 | 69,26,634   |
| 129 | C-168 | 143 | 69,26,634   |
| 130 | C-169 | 143 | 69,26,634   |
| 131 | C-170 | 143 | 69,26,634   |
| 132 | C-171 | 143 | 69,26,634   |
| 133 | C-172 | 143 | 69,26,634   |
| 134 | C-173 | 143 | 69,26,634   |
| 135 | C-174 | 143 | 69,26,634   |
| 136 | C-175 | 143 | 69,26,634   |
| 137 | C-176 | 143 | 69,26,634   |
| 138 | C-177 | 143 | 69,26,634   |
| 139 | C-178 | 143 | 69,26,634   |
| 140 | C-179 | 143 | 69,26,634   |
| 141 | C-180 | 143 | 69,26,634   |
| 142 | C-181 | 135 | 65,39,130   |
| 143 | C-182 | 145 | 70,23,510   |
| 144 | C-183 | 114 | 55,21,932   |
| 145 | C-184 | 114 | 55,21,932   |
| 146 | C-185 | 143 | 69,26,634   |
| 147 | C-186 | 143 | 69,26,634   |
| 148 | C-187 | 143 | 69,26,634   |
| 149 | C-188 | 143 | 69,26,634   |
| 150 | C-189 | 143 | 69,26,634   |
| 151 | C-192 | 143 | 69,26,634   |
| 152 | C-193 | 143 | 69,26,634   |
| 153 | C-194 | 143 | 69,26,634   |
| 154 | C-195 | 143 | 69,26,634   |
| 155 | C-196 | 129 | 62,48,502   |
| 156 | C-197 | 127 | 61,51,626   |
| 157 | C-198 | 114 | 55,21,932   |
| 158 | C-199 | 225 | 1,08,98,550 |
| 159 | C-200 | 132 | 63,93,816   |
| 160 | C-201 | 116 | 56,18,808   |
| 161 | C-202 | 116 | 56,18,808   |
| 162 | C-203 | 116 | 56,18,808   |
| 163 | C-204 | 198 | 95,90,724   |



|     |       |     |             |
|-----|-------|-----|-------------|
| 164 | C-205 | 199 | 96,39,162   |
| 165 | C-206 | 143 | 69,26,634   |
| 166 | C-207 | 143 | 69,26,634   |
| 167 | C-208 | 143 | 69,26,634   |
| 168 | C-209 | 143 | 69,26,634   |
| 169 | C-211 | 143 | 69,26,634   |
| 170 | C-212 | 143 | 69,26,634   |
| 171 | C-213 | 143 | 69,26,634   |
| 172 | C-214 | 143 | 69,26,634   |
| 173 | C-215 | 143 | 69,26,634   |
| 174 | C-216 | 200 | 96,87,600   |
| 175 | C-217 | 147 | 71,20,386   |
| 176 | C-218 | 172 | 83,31,336   |
| 177 | C-219 | 172 | 83,31,336   |
| 178 | C-220 | 136 | 65,87,568   |
| 179 | C-221 | 143 | 69,26,634   |
| 180 | C-222 | 143 | 69,26,634   |
| 181 | C-223 | 143 | 69,26,634   |
| 182 | C-224 | 143 | 69,26,634   |
| 183 | C-227 | 143 | 69,26,634   |
| 184 | C-228 | 143 | 69,26,634   |
| 185 | C-229 | 188 | 91,06,344   |
| 186 | C-231 | 181 | 87,67,278   |
| 187 | C-233 | 143 | 69,26,634   |
| 188 | C-234 | 143 | 69,26,634   |
| 189 | C-235 | 143 | 69,26,634   |
| 190 | C-236 | 143 | 69,26,634   |
| 191 | C-237 | 143 | 69,26,634   |
| 192 | C-238 | 143 | 69,26,634   |
| 193 | C-239 | 172 | 83,31,336   |
| 194 | C-240 | 172 | 83,31,336   |
| 195 | C-242 | 226 | 1,09,46,988 |
| 196 | C-243 | 167 | 80,89,146   |
| 197 | C-247 | 170 | 82,34,460   |
| 198 | C-248 | 166 | 80,40,708   |
| 199 | C-249 | 197 | 95,42,286   |
| 200 | C-250 | 202 | 97,84,476   |
| 201 | C-251 | 196 | 94,93,848   |
| 202 | C-253 | 170 | 82,34,460   |
| 203 | C-254 | 171 | 82,82,898   |
| 204 | C-255 | 143 | 69,26,634   |
| 205 | C-256 | 143 | 69,26,634   |
| 206 | C-257 | 143 | 69,26,634   |
| 207 | C-258 | 143 | 69,26,634   |
| 208 | C-259 | 143 | 69,26,634   |
| 209 | C-260 | 143 | 69,26,634   |
| 210 | C-263 | 143 | 69,26,634   |
| 211 | C-264 | 143 | 69,26,634   |
| 212 | C-265 | 143 | 69,26,634   |
| 213 | C-266 | 143 | 69,26,634   |



|     |       |     |           |
|-----|-------|-----|-----------|
| 214 | C-267 | 143 | 69,26,634 |
| 215 | C-268 | 143 | 69,26,634 |
| 216 | C-269 | 143 | 69,26,634 |
| 217 | C-270 | 187 | 90,57,906 |
| 218 | C-271 | 186 | 90,09,468 |
| 219 | C-272 | 143 | 69,26,634 |
| 220 | C-273 | 143 | 69,26,634 |
| 221 | C-274 | 143 | 69,26,634 |
| 222 | C-275 | 143 | 69,26,634 |
| 223 | C-277 | 143 | 69,26,634 |
| 224 | C-278 | 143 | 69,26,634 |
| 225 | C-279 | 143 | 69,26,634 |
| 226 | C-281 | 143 | 69,26,634 |
| 227 | C-282 | 143 | 69,26,634 |
| 228 | C-283 | 143 | 69,26,634 |
| 229 | C-284 | 143 | 69,26,634 |
| 230 | C-285 | 143 | 69,26,634 |
| 231 | C-286 | 143 | 69,26,634 |
| 232 | C-287 | 143 | 69,26,634 |
| 233 | C-288 | 174 | 84,28,212 |
| 234 | C-289 | 198 | 95,90,724 |
| 235 | C-290 | 172 | 83,31,336 |
| 236 | C-291 | 172 | 83,31,336 |
| 237 | C-292 | 172 | 83,31,336 |
| 238 | C-293 | 143 | 69,26,634 |
| 239 | C-294 | 143 | 69,26,634 |
| 240 | C-295 | 143 | 69,26,634 |
| 241 | C-296 | 143 | 69,26,634 |
| 242 | C-298 | 143 | 69,26,634 |
| 243 | C-299 | 143 | 69,26,634 |
| 244 | C-300 | 143 | 69,26,634 |
| 245 | C-301 | 172 | 83,31,336 |
| 246 | C-302 | 172 | 83,31,336 |
| 247 | C-303 | 172 | 83,31,336 |
| 248 | C-304 | 187 | 90,57,906 |
| 249 | C-305 | 198 | 95,90,724 |
| 250 | C-306 | 186 | 90,09,468 |
| 251 | C-307 | 172 | 83,31,336 |
| 252 | C-308 | 143 | 69,26,634 |
| 253 | C-309 | 143 | 69,26,634 |
| 254 | C-310 | 143 | 69,26,634 |
| 255 | C-311 | 143 | 69,26,634 |
| 256 | C-312 | 143 | 69,26,634 |
| 257 | C-313 | 143 | 69,26,634 |
| 258 | C-314 | 143 | 69,26,634 |
| 259 | C-315 | 143 | 69,26,634 |
| 260 | C-316 | 143 | 69,26,634 |
| 261 | C-317 | 143 | 69,26,634 |
| 262 | C-318 | 172 | 83,31,336 |
| 263 | C-319 | 186 | 90,09,468 |



|     |       |               |                       |
|-----|-------|---------------|-----------------------|
| 264 | C-320 | 187           | 90,57,906             |
| 265 | C-321 | 172           | 83,31,336             |
| 266 | C-322 | 172           | 83,31,336             |
| 267 | C-323 | 172           | 83,31,336             |
| 268 | C-324 | 143           | 69,26,634             |
| 269 | C-325 | 143           | 69,26,634             |
| 270 | C-326 | 143           | 69,26,634             |
| 271 | C-327 | 143           | 69,26,634             |
| 272 | C-329 | 143           | 69,26,634             |
| 273 | C-331 | 143           | 69,26,634             |
| 274 | C-332 | 143           | 69,26,634             |
| 275 | C-333 | 143           | 69,26,634             |
| 276 | C-334 | 172           | 83,31,336             |
| 277 | C-335 | 172           | 83,31,336             |
| 278 | C-336 | 155           | 75,07,890             |
| 279 | C-337 | 226           | 1,09,46,988           |
| 280 | C-339 | 172           | 83,31,336             |
| 281 | C-340 | 172           | 83,31,336             |
| 282 | C-341 | 172           | 83,31,336             |
| 283 | C-342 | 172           | 83,31,336             |
| 284 | C-343 | 172           | 83,31,336             |
|     |       | <b>42,008</b> | <b>2,03,47,83,504</b> |

**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-26183312ICTDKB8573



**Place: Mumbai**

**Date: 28th January, 2026**



FORM 5

(See Rule 4 (2))

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

GoaRERA Registration Number (PRGO03252427)

This certificate is being issued for RERA compliance for the "One Goa – Phase 3" having Goa RERA Registration Number PRGO03252427 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)                                                                                                                   | 63,09,93,864   |
| 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)                                                                                           | 32,19,45,492   |
| 3  | (i) Balance Unsold area (Sqm)<br>(to be certified by Management and to be verified by CA from the records and books of accounts)                                                                                                                                             | 42,008         |
|    | (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 | 2,03,47,83,504 |
| 4  | Estimated receivables of ongoing project. Sum of 2 + 3 (ii)                                                                                                                                                                                                                  | 2,35,67,28,996 |
| 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-

26183312DQQPOY3267



Place: Mumbai

Date: 28th January, 2026

Contact No.: +91 9820619774 | +91 8097615694 | Email : camahadevsawant@gmail.com

Communication address : D/8 Madhav Bhuvan, N.M. Joshi Marg, Lower Parel, Mumbai - 400 013.