



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 "Orion" Goa RERA Registration Number: PRGO10252574

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)	88,64,211	88,64,211
	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		
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	88,64,211	88,64,211



1 (ii)	Development Cost / Cost of Construction of Building:		
a.	(i) Estimated Cost of Construction as certified by Engineer	53,00,00,000	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		3,86,552
	(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.	8,69,00,000	52,09,674
	(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.	25,70,04,000	3,28,615
	Sub Total of Development Cost	87,39,04,000	59,24,841
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	88,27,68,211	
3	Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		1,47,89,052
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 %)		1.68%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		1,47,89,052
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,47,89,052

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-26183312UQTGOU8732



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-101	79	1,05,81,096	16,54,527	89,26,569
		79	1,05,81,096	16,54,527	89,26,569

Unsold Inventory's

Sr. No.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment
1	A-101	119	1,59,86,012
2	A-102	71	95,11,415
3	A-103	69	92,90,751
4	A-106	71	95,11,415
5	B-102	47	63,83,102
6	B-103	47	63,83,102
7	B-104	48	65,24,381
8	B-105	52	69,72,436
9	A-201	119	1,59,86,012
10	A-202	71	95,11,415
11	A-203	71	95,11,415
12	A-204	71	95,11,415
13	A-205	71	95,11,415
14	A-206	71	95,11,415
15	B-201	80	1,07,07,574
16	B-202	48	65,24,381
17	B-203	48	65,24,381
18	B-204	48	65,24,381
19	B-205	52	69,72,436
20	A-301	119	1,59,86,012
21	A-302	71	95,11,415
22	A-303	71	95,11,415
23	A-304	71	95,11,415
24	A-305	71	95,11,415
25	A-306	71	95,11,415
26	B-301	80	1,07,07,574



27	B-302	48	65,24,381
28	B-303	48	65,24,381
29	B-304	48	65,24,381
30	B-305	52	69,72,436
31	A-401	119	1,59,86,012
32	A-402	71	95,11,415
33	A-403	71	95,11,415
34	A-404	71	95,11,415
35	A-405	71	95,11,415
36	A-406	71	95,11,415
37	B-401	80	1,07,07,574
38	B-402	48	65,24,381
39	B-403	48	65,24,381
40	B-404	48	65,24,381
41	B-405	52	69,72,436
42	A-501	119	1,59,86,012
43	A-502	71	95,11,415
44	A-503	71	95,11,415
45	A-504	71	95,11,415
46	A-505	71	95,11,415
47	A-506	71	95,11,415
48	B-501	80	1,07,07,574
49	B-502	48	65,24,381
50	B-503	48	65,24,381
51	B-504	48	65,24,381
52	B-505	52	69,72,436
53	A-601	119	1,59,86,012
54	A-602	71	95,11,415
55	A-603	71	95,11,415
56	A-604	71	95,11,415
57	A-605	71	95,11,415
58	A-606	71	95,11,415
59	B-601	80	1,07,07,574
60	B-602	48	65,24,381
61	B-603	48	65,24,381
62	B-604	48	65,24,381
63	B-605	52	69,72,436
64	A-701	119	1,59,86,012
65	A-702	71	95,11,415
66	A-703	71	95,11,415
67	A-704	71	95,11,415
68	A-705	71	95,11,415
69	A-706	71	95,11,415
70	B-701	80	1,07,07,574
71	B-702	48	65,24,381



72	B-703	48	65,24,381
73	B-704	48	65,24,381
74	B-705	52	69,72,436
75	A-801	119	1,59,86,012
76	A-802	71	95,11,415
77	A-803	71	95,11,415
78	A-804	71	95,11,415
79	A-805	71	95,11,415
80	A-806	71	95,11,415
81	B-801	80	1,07,07,574
82	B-802	48	65,24,381
83	B-803	48	65,24,381
84	B-804	48	65,24,381
85	B-805	52	69,72,436
		5,768	77,61,36,272

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 & Co
Proprietor
Membership No.: - 183312
FRN No - 147061W
UDIN No-26183312UQTGOU8732



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 (PRGO10252574)

This certificate is being issued for RERA compliance for the "Orion" having Goa RERA Registration Number PRGO10252574 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)	86,79,79,159
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)	89,26,569
3	(i) Balance Unsold area (Sqm) (to be certified by Management and to be verified by CA from the records and books of accounts)	5,768
	(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	77,61,36,272
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	78,50,62,841
5	Amount to be deposited in Designated Account – 70% or 100%	100%

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

CA Mahadev Sawant
Proprietor
Membership No.: - 183312
FRN No- 147061W
UDIN No-
26183312QRZAGA5519
Place: Mumbai
Date: 28th January, 2026

