



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
1 (ii)	Development Cost / Cost of Construction of Building:		
a.	(i) Estimated Cost of Construction as certified by Engineer	73,68,62,300	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		37,69,16,712
	(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.	14,19,64,508	9,74,55,957
	(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	3,84,974
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	11,97,12,672
	Sub Total of Development Cost	1,28,88,26,808	59,44,70,315
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	2,35,53,90,548	
3	Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		1,66,10,34,055
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 %)		70.52%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		1,66,10,34,055
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		1,62,79,61,812
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		3,30,72,243



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.: - 25123339BMIOJB3831

Place: Mumbai

Date: 27.01.25



Annexure A

Sold Inventory:

Sr No.	Plot No	Carpet Area (Sq Mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount 31/12/2024	Balance Receivables
1	3	189	1,51,53,300	1,22,43,866	29,09,434
2	4	189	1,51,53,300	90,76,826	60,76,475
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	55,49,649	33,74,422
18	68	192	1,22,48,300	55,49,649	66,98,652
19	71	140	1,08,43,200	65,05,917	43,37,283
20	72	140	1,08,43,200	65,05,921	43,37,279
21	73	140	1,08,43,200	67,44,233	40,98,967
22	77	140	1,08,43,200	91,55,865	16,87,335
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	76,83,473	32,53,852
26	114	140	1,08,43,200	75,90,868	32,52,332
27	116	140	1,12,19,700	58,13,070	54,06,630
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	1,05,63,228	46,19,393
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	1,25,73,365	53,88,585
38	160	224	1,76,60,575		1,76,60,575
39	161	224	1,79,61,950	1,44,06,085	35,55,865
40	162	224	1,79,61,950	1,44,06,085	35,55,865
41	163	224	1,79,61,950	1,43,96,116	35,65,834
42	164	224	1,76,60,575	1,40,57,818	36,02,757
43	165	224	1,76,60,575	1,40,57,819	36,02,756
44	171	120	1,08,43,200	48,63,590	59,79,610
45	175	224	1,79,61,950	1,43,51,600	36,10,350
46	179	224	1,79,61,950	1,43,69,366	35,92,584
47	180	224	1,72,97,785	1,36,38,249	36,59,536
48	185	140	99,43,200	79,54,561	19,88,639
49	186	140	99,43,200	79,54,360	19,88,840
50	192	187	1,42,24,400	85,34,640	56,89,760
51	194	230	1,78,20,000	1,15,29,540	62,90,460
52	197	187	1,06,86,400	74,69,313	32,17,087
53	201	225	1,74,31,200	1,21,85,409	52,45,791
54	202	187	1,45,65,600	1,15,45,660	30,19,940
55	203	187	1,44,86,400	1,15,90,014	28,96,386
56	204	203	1,57,32,000	1,25,85,330	31,46,670
57	205	191	1,47,96,000	1,03,71,996	44,24,004
58	208	202	1,29,60,500	78,58,201	51,02,299
59	211	187	1,44,86,400	1,15,52,904	29,33,496
60	212	187	1,44,86,400	1,01,25,992	43,60,408
61	213	187	1,49,89,400	1,20,20,599	29,68,801
62	215	187	1,47,37,900	1,17,31,370	30,06,530
63	219	187	1,38,27,650	1,00,41,785	37,85,865
64	220	197	1,46,05,250	1,06,30,871	39,74,379
65	222	140	1,08,43,200	86,42,051	22,01,149
66	223	141	1,09,22,400	87,05,154	22,17,246
67	224	203	1,62,78,250	1,33,39,084	29,39,166
68	1	211	1,62,26,730	1,08,79,241	53,47,489
69	9	224	2,05,53,858	34,49,916	1,71,03,942
70	10	224	2,05,53,858	1,33,58,367	71,95,491
71	12	224	2,05,53,858	1,69,49,049	36,04,809
72	13	218	2,99,29,302	99,18,003	2,00,11,299



73	19	224	2,05,53,858	1,09,34,580	96,19,278
74	49	140	1,62,26,730	54,21,600	1,08,05,130
75	52	191	1,69,47,918	64,35,180	1,05,12,738
76	53	140	2,66,83,956	38,90,901	2,27,93,055
77	56	140	1,62,26,730	77,09,380	85,17,350
78	69	186	1,62,26,730	96,45,489	65,81,241
79	70	143	1,62,26,730	74,12,914	88,13,816
80	74	140	1,62,26,730	87,49,863	74,76,867
81	75	140	1,62,26,730	80,29,946	81,96,784
82	76	140	1,62,26,730	95,44,951	66,81,779
83	85	140	1,69,47,918	27,95,622	1,41,52,296
84	106	140	1,73,08,512	35,32,277	1,37,76,235
85	107	200	1,62,26,730	77,27,646	84,99,084
86	108	201	1,62,26,730	1,08,98,937	53,27,793
87	118	140	1,62,26,730	59,74,602	1,02,52,128
88	119	140	1,62,26,730	75,74,576	86,52,154
89	124	172	1,62,26,730	1,00,06,872	62,19,858
90	125	164	1,62,26,730	98,76,987	63,49,743
91	126	140	1,62,26,730	63,53,118	98,73,612
92	147	224	1,62,26,730	1,24,51,031	37,75,699
93	152	224	1,62,26,730	1,19,18,976	43,07,755
94	157	224	1,62,26,730	1,52,60,433	9,66,297
95	167	126	1,69,47,918	69,98,566	99,49,352
96	174	369	2,09,14,452	99,30,230	1,09,84,222
97	184	140	2,59,62,768	87,12,173	1,72,50,595
98	187	140	1,73,08,512	1,10,31,010	62,77,502
99	191	187	1,62,26,730	1,49,49,649	12,77,081
100	196	187	2,09,14,452	1,09,13,398	1,00,01,054
101	199	187	1,80,29,700	84,22,092	96,07,608
102	200	187	2,05,53,858	84,36,176	1,21,17,682
103	206	190	1,98,32,670	1,36,09,982	62,22,688
104	207	204	1,98,32,670	1,36,09,982	62,22,688
105	217	187	1,98,32,670	96,55,297	1,01,77,373
106	221	188	2,09,14,452	1,18,03,257	91,11,195
107	7	224	2,12,75,046	80,56,115	1,32,18,931
108	37	140	1,62,26,730	24,49,235	1,37,77,495
109	78	140	1,62,26,730	36,10,658	1,26,16,072
110	121	140	1,62,26,730	38,68,496	1,23,58,234
111	127	140	1,62,26,730	78,36,837	83,89,893
112	140	175	1,62,26,730	1,10,52,240	51,74,490
113	143	141	1,98,32,670	55,92,214	1,42,40,456
114	154	224	1,62,26,730	1,44,82,947	17,43,783
115	170	219	2,05,53,858	1,57,31,107	48,22,751
116	182	186	1,62,26,730	1,05,11,647	57,15,083
117	195	187	1,62,26,730	57,35,393	1,04,91,337
118	209	193	2,48,80,986	75,14,503	1,73,66,483
119	214	187	1,98,32,670	1,15,74,633	82,58,037
120	216	187	1,98,32,670	61,67,291	1,36,65,379



121	218	187	2,01,93,264	1,14,54,404	87,38,861
122	61	140	1,12,19,700	89,92,986	22,26,714
123	63	140	1,07,45,112		1,07,45,112
124	105	140	1,12,19,700	91,88,759	20,30,941
125	128	140	87,23,841	69,70,348	17,53,493
126	129	140	1,08,43,200	79,32,400	29,10,800
127	130	140	1,12,19,700	78,69,217	33,50,483
128	131	140	1,08,43,200	86,74,640	21,68,560
129	132	140	1,05,43,200	85,19,056	20,24,144
130	133	140	1,09,37,325	87,49,801	21,87,524
131	135	162	1,25,08,980	81,60,111	43,48,869
132	169	330	2,64,62,400	2,11,43,538	53,18,862
133	230	218	1,61,04,753	1,17,01,116	44,03,637
134	231	187	1,38,08,169	1,00,39,203	37,68,966
135	234	187	1,49,89,400	1,20,51,478	29,37,922
136	236	187	1,68,70,381	33,20,077	1,35,50,304
137	244	224	1,79,61,950	1,36,09,982	43,51,968
138	248	187	1,44,86,400	1,19,09,066	25,77,334
139	249	225	1,60,81,200	1,50,40,756	10,40,444
140	255	187	1,68,07,215	86,95,158	81,12,057
141	256	230	1,84,38,750	1,47,04,900	37,33,850
142	257	187	1,44,86,400	86,62,867	58,23,533
143	265	186	1,44,14,400	1,15,14,579	28,99,821
144	267	186	1,44,14,400	1,14,81,070	29,33,330
145	269	279	2,16,21,600	1,29,51,339	86,70,261
146	270	187	1,44,86,400	1,20,70,625	24,15,775
147	273	279	1,68,79,194	1,00,93,756	67,85,438
148	275	186	1,44,14,400	1,15,17,108	28,97,292
149	278	186	1,41,72,158	1,35,52,446	6,19,712
150	279	186	1,44,14,400	1,43,85,569	28,831
151	280	186	1,45,14,900	1,08,69,660	36,45,240
152	281	188	1,50,71,350	1,05,42,626	45,28,724
153	282	188	1,17,70,600	94,16,526	23,54,074
154	283	180	1,12,05,400	89,64,319	22,41,081
155	284	191	1,47,39,000	1,02,80,371	44,58,630
156	285	202	1,03,07,800	82,46,269	20,61,531
157	288	348	2,46,81,000	1,97,44,801	49,36,200
158	293	198	1,53,43,200	1,17,25,308	36,17,892
159	295	223	1,72,80,000	83,42,400	89,37,600
160	299	270	2,13,76,200	1,27,19,054	86,57,146
161	300	150	1,20,24,300	99,52,430	20,71,870
162	301	150	1,13,20,800	78,44,630	34,76,170
163	302	150	1,18,22,550	94,58,640	23,63,910
164	304	150	1,16,20,800	79,77,184	36,43,616
165	306	150	1,18,22,550	94,10,753	24,11,797
166	310	175	1,18,00,700	74,02,796	43,97,904
167	313	167	1,29,38,400	90,76,288	38,62,112
168	314	166	1,26,06,700	63,19,320	62,87,380



169	8	224	1,93,33,976	77,23,665	1,16,10,311
170	14	218	1,88,16,102	1,84,43,728	3,72,374
171	17	224	1,93,33,976		1,93,33,976
172	22	224	1,93,33,976	40,39,770	1,52,94,206
173	23	218	1,88,16,102	43,21,268	1,44,94,834
174	27	140	1,20,83,735	47,76,090	73,07,645
175	30	140	1,20,83,735	25,22,973	95,60,762
176	31	140	1,20,83,735	26,90,828	93,92,907
177	32	140	1,20,83,735	26,66,336	94,17,399
178	33	143	1,23,42,672	68,19,823	55,22,849
179	35	206	1,77,80,353	36,02,392	1,41,77,961
180	36	140	1,20,83,735	25,08,236	95,75,499
181	38	140	1,20,83,735	25,08,236	95,75,499
182	39	140	1,20,83,735	24,30,497	96,53,238
183	43	140	1,20,83,735		1,20,83,735
184	44	140	1,20,83,735	24,74,000	96,09,735
185	50	140	1,20,83,735	24,49,000	96,34,735
186	51	191	1,64,85,667	99,000	1,63,86,667
187	64	140	1,20,83,735	62,82,993	58,00,742
188	65	140	1,20,83,735	18,09,080	1,02,74,655
189	79	210	1,81,25,603	50,77,668	1,30,47,935
190	80	162	1,39,82,608	31,04,044	1,08,78,564
191	82	140	1,20,83,735	26,80,574	94,03,161
192	83	140	1,20,83,735	25,18,483	95,65,252
193	84	140	1,20,83,735	24,30,497	96,53,238
194	86	140	1,20,83,735	27,04,272	93,79,463
195	87	140	1,20,83,735	26,67,367	94,16,368
196	88	140	1,20,83,735	24,50,236	96,33,499
197	91	186	1,60,54,105	52,88,117	1,07,65,989
198	92	140	1,20,83,735	50,36,931	70,46,804
199	93	140	1,20,83,735	15,84,320	1,04,99,415
200	94	140	1,20,83,735	88,13,112	32,70,623
201	102	140	1,20,83,735	99,000	1,19,84,735
202	112	140	1,20,83,735	25,16,523	95,67,212
203	115	140	1,20,83,735	23,12,722	97,71,013
204	117	140	1,20,83,735	67,37,600	53,46,136
205	123	140	1,20,83,735	1,00,06,872	20,76,863
206	139	185	1,59,67,793	32,27,444	1,27,40,349
207	144	188	1,62,26,730	34,01,477	1,28,25,253
208	159	224	1,93,33,976	1,93,11,818	22,158
209	166	224	1,93,33,976	69,90,694	1,23,43,282
210	173	485	4,18,61,511	96,84,475	3,21,77,036
211	181	188	1,62,26,730	33,25,471	1,29,01,259
212	189	229	1,97,65,538	35,40,924	1,62,24,614
213	193	187	1,61,40,418	46,17,077	1,15,23,341
214	210	207	1,78,66,665	1,51,21,164	27,45,501
215	233	187	1,61,40,418	37,37,396	1,24,03,022
216	237	187	1,61,40,418	34,09,891	1,27,30,527



217	238	187	1,61,40,418	37,16,569	1,24,23,849
218	239	187	1,61,40,418	2,98,230	1,58,42,188
219	241	224	1,93,33,976	1,41,52,966	51,81,010
220	245	224	1,93,33,976	86,79,600	1,06,54,376
221	250	187	1,61,40,418	36,24,181	1,25,16,237
222	251	187	1,61,40,418	33,25,471	1,28,14,947
223	253	187	1,61,40,418	36,15,691	1,25,24,727
224	258	187	1,61,40,418	34,01,477	1,27,38,941
225	259	187	1,61,40,418	35,56,621	1,25,83,797
226	260	187	1,61,40,418	16,83,953	1,44,56,465
227	261	229	1,97,65,538	45,42,211	1,52,23,327
228	262	188	1,62,26,730	72,75,150	89,51,580
229	263	186	1,60,54,105	97,96,716	62,57,390
230	264	186	1,60,54,105	1,60,54,105	-
231	268	186	1,60,54,105	1,26,85,796	33,68,309
232	271	185	1,59,67,793	97,39,461	62,28,332
233	272	186	1,60,54,105	1,18,52,840	42,01,265
234	277	186	1,60,54,105	37,78,881	1,22,75,224
235	286	207	1,78,66,665	1,00,000	1,77,66,665
236	287	219	1,89,02,414		1,89,02,414
237	289	389	3,35,75,521	70,62,848	2,65,12,673
238	290	177	1,52,77,294	31,93,320	1,20,83,974
239	296	224	1,93,33,976	43,21,269	1,50,12,708
240	297	173	1,49,32,044	52,55,950	96,76,094
241	303	150	1,29,46,859	82,89,281	46,57,578
242	305	150	1,29,46,859	93,93,716	35,53,143
243	307	191	1,64,85,667	37,39,850	1,27,45,817
244	309	177	1,52,77,294	30,87,529	1,21,89,765
245	316	252	2,17,50,723	44,58,859	1,72,91,864
246	2	188	1,62,26,730	1,08,79,241	53,47,489
247	24	211	1,82,11,915	68,05,668	1,14,06,247
248	28	140	1,20,83,735	26,33,323	94,50,412
249	42	140	1,20,83,735	27,43,376	93,40,359
250	81	140	1,20,83,735	26,80,405	94,03,330
251	89	140	1,20,83,735	61,43,521	59,40,214
252	109	163	1,40,68,920	1,08,98,937	31,69,983
253	153	224	1,93,33,976	1,19,18,976	74,15,001
254	168	120	1,03,57,487	69,98,566	33,58,921
255	190	187	1,61,40,418	35,40,924	1,25,99,493
256	198	187	1,61,40,418	34,02,984	1,27,37,434
257	62	140	1,20,83,735	97,14,232	23,69,503
258	134	140	1,20,83,735	81,60,111	39,23,624
259	137	149	1,28,60,547	27,64,694	1,00,95,853
260	138	200	1,72,62,479	37,56,466	1,35,06,013
261	226	423	3,65,10,143	79,49,942	2,85,60,200
262	227	139	1,19,97,423	26,22,179	93,75,244
263	228	140	1,20,83,735	24,14,917	96,68,818
264	229	189	1,63,13,042	26,06,905	1,37,06,137



265	232	187	1,61,40,418	34,38,509	1,27,01,909
266	240	224	1,93,33,976	42,42,013	1,50,91,963
267	243	235	2,02,83,413	1,36,09,982	66,73,431
268	246	223	1,92,47,664	44,63,022	1,47,84,642
269	252	187	1,61,40,418	30,72,392	1,30,68,025
270	254	187	1,61,40,418	37,28,823	1,24,11,595
271	266	186	1,60,54,105	1,16,89,168	43,64,938
272	274	186	1,60,54,105	43,71,567	1,16,82,538
273	276	186	1,60,54,105	37,44,785	1,23,09,320
274	291	169	1,45,86,795	66,41,585	79,45,210
275	292	225	1,94,20,289	1,05,22,609	88,97,680
276	294	153	1,32,05,796	1,17,78,478	14,27,319
277	315	186	1,60,54,105	36,74,673	1,23,79,432
		50,914	4,33,37,50,506	2,20,59,20,411	2,12,78,30,095

Unsold Inventory Valuation:

Sr No.	Plot No	Area (in sqm)	Amount as per ASP
1	15	197	1,70,03,542
2	25	140	1,20,83,735
3	26	140	1,20,83,735
4	29	140	1,20,83,735
5	34	211	1,82,11,915
6	40	140	1,20,83,735
7	41	140	1,20,83,735
8	45	140	1,20,83,735
9	46	140	1,20,83,735
10	47	140	1,20,83,735
11	66	140	1,20,83,735
12	90	189	1,63,13,042
13	95	140	1,20,83,735
14	96	140	1,20,83,735
15	97	140	1,20,83,735
16	98	140	1,20,83,735
17	99	140	1,20,83,735
18	100	140	1,20,83,735
19	101	140	1,20,83,735
20	103	140	1,20,83,735
21	150	224	1,93,33,976



22	151	224	1,93,33,976
23	155	224	1,93,33,976
24	172	126	1,08,75,362
25	176	224	1,93,33,976
26	177	224	1,93,33,976
27	178	224	1,93,33,976
28	183	389	3,35,75,521
29	188	140	1,20,83,735
30	225	202	1,74,35,104
31	104	140	1,20,83,735
32	136	120	1,03,57,487
33	235	187	1,61,40,418
34	242	233	2,01,10,788
35	247	187	1,61,40,418
36	298	218	1,88,16,102
37	311	200	1,72,62,479
38	312	198	1,70,89,854
		6,661	57,49,26,854

Note:

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

For U S MISHRA AND ASSOCIATES.

Chartered Accountants
Firm Registration No.: 153188W

Proprietor
Membership No.: 123339
UDIN: 25123339BMIOJB3831



Place: Mumbai
Date: 27/01/ 2025



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)	69,43,56,493
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)	2,12,78,30,095
3	(i) Balance Unsold area (Sqm) (to be certified by Management and to be verified by CA from the records and books of accounts)	6,661
	(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	57,49,26,854
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,70,27,56,949
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.: - 25123339BMIOJC8674

Place: Mumbai

Date: 27.01.25



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