

FORM 1
(See Rule 5(1) (a)(ii))
ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of On-Going Project and for withdrawal of
Money from Designated Account)

Date: 16/04/2026

To,
HOABL Impactum Land Private Limited
701 unit, 7th Floor, 1 Aerocity Building,
NIBR Compund, Mohili Village,
Sakinaka, Safed Pool, Mumbai -400072

Subject: Certificate of percentage of completion of construction work of Project “One Goa P1” located at Survey numbers 148/0, Village Carapur, Taluka Bicholim, Goa, demarcated by its boundaries Survey no. 146 to the North, Survey no. Project One Goa Phase 2 to the South, Survey no. 146/1, 146/2, 146/6, 146/8, 146/10, 146/12 to the East, Survey no. 169/7, 169/6, 169/2, 169/1, 169/3, 169/11, 168/18, 169/27, 169/34, 169/35 to the West, Taluka Bicholim, Goa, INDIA, 403504 admeasuring 1,88,129.00 sq. mts. area being developed by HOABL Impactum Land Private Limited.

Ref: Goa RERA Registration Number PRGO05242232

Sir,

I, Subodh Mestry have undertaken assignment as Architect / Licensed Surveyor of certifying percentage of Completion of Construction work of Project “One Goa P1” located at Survey numbers 148/0, Village Carapur, Taluka Bicholim, Goa, INDIA, 403504 admeasuring 1,88,129.00 sq. mts. area being developed by HOABL Impactum Land Private Limited.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri. Subodh Mestry as L.S./ Architect;
- (ii) N.A as Structural Consultant (As it's a plotted Development)
- (iii) N.A as MEP consultant (As it's a plotted Development)
- (iv) Shri. Prasenjit Dhar as Site Supervisor

Based on Site Inspection, with respect to each of the building/ wing of the aforesaid Real Estate project, I certify that as on the date of this certificate, the percentage of work done for each of the building/ wing of the Real Estate project (Fresh Project) as registered vide number PRGO05242232 under Goa RERA is as per table A (Not applicable being a plotted layout) herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in table B



Table A**Building/Wing Number _____ (to be prepared separately for each Building/ Wing of the Project)**

Sr. No	Task/Activity	Percentage Of work done as on 31/03/2026
1	Excavation	N A
2	Number of basement(s) and plinth	N A
3	Number of Podiums	N A
4	Stilt Floor	N A
5	Number of Slabs of Super Structure	N A
6	Internal Walls, Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	N A
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	N A
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	N A
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building / wings,	N A
10	Installation of Lifts, Water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings to Common areas, electro, Mechanical Equipment, Compliance to conditions of environment / CRZ NOC, Finishing to entrance Lobby/s, plinth Protection, paving of areas appurtenant to Building/Wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	N A



Table B
Internal & External Development Works in respect of the entire Registered Phase

SNo	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage Of Work Done as on 31/12/2025	Details
1	Internal Roads and Footpaths'	Yes	95%	
2	Water Supply	Yes	35%	
3	Sewerage (chamber, Lines, Septic Tank, STP)	NA	-	-
4	Storm Water Drains	Yes	80%	
5	Landscaping & Tree Planting	Yes	-	
6	Street Lighting	NA	-	-
7	Community Buildings	Yes	8%	-
8	Treatment and Disposal of Sewage And Sullage water	NA	-	-
9	Solid Waste Management & Disposal	NA	-	-
10	Water Conservation, Rainwater harvesting	NA	-	-
11	Energy Management	NA	-	-
12	Fire Protection and Fire safety Requirements	NA	-	-
13	Electrical meter room, Sub-station, Receiving station	NA	-	-
14	Others (Option to Add more)	NA	-	-

Yours Faithfully



SUBODH MESTRY

ARCHITECT

License No. - CA/1994/17672

