

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: 28/01/2026

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 P3” located at Survey No. 176/1 , Carapur, Bicholim, North Goa, Goa demarcated by its boundaries – Project One Goa Phase 2 to the North, Partly by Water body and partly by Survey No 175,177, 178, 179, and 184 of Village Carapur, Bicholim to the South, Partly by waterbody and Survey No 170, 175 of Village Carapur Bicholim Goa to the West, Partly by Survey No. 167, 168 and 178 of Village Carapur, Bicholim to the East North Goa, Goa, INDIA, 403504 admeasuring 140267.00 sq. mts. area being developed by HOABL Impactum Land Private Limited.

Ref: Goa RERA Registration Number PRGO03252427

Sir,

I, Subodh Mestry, have undertaken assignment as Architect / Licensed Surveyor of certifying percentage of Completion of Construction work of Project “One Goa P3” located at Survey No. 176/1, Carapur, Bicholim, North Goa, Goa, INDIA, 403504 admeasuring 140267.00 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 PRGO03252427 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 31.12.2025
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	30%	-
2	Water Supply	Yes	10%	-
3	Sewerage (chamber, Lines, Septic Tank, STP)	NA	-	-
4	Storm Water Drains	Yes	10%	-
5	Landscaping & Tree Planting	Yes	-	-
6	Street Lighting	NA	-	-
7	Community Buildings	Yes	-	-
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

