



Date: 15th July, 2026

FORM 4

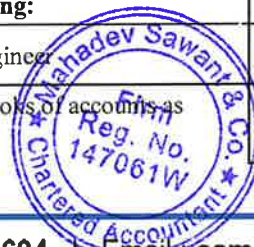
(See Rule 5 (1) (a) (ii))

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.	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	31,09,16,793	31,09,16,793
1 (ii)	Development Cost / Cost of Construction of Building:		
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)		13,23,04,740



	(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.	39,40,37,318	39,40,37,318
	(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	7,66,90,140
	Sub Total of Development Cost	1,11,60,79,142	60,30,32,199
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	1,42,69,95,935	
3	Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		91,39,48,992
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 %)		64.05%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		91,39,48,992
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		26,08,17,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		65,31,31,992

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- 26183312AUDMGM4099



Place: Mumbai

Date: 15th July, 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 estimated 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	226.00	1,09,20,550	65,14,794	44,05,756
2	C-02	165.00	88,50,087	14,22,397	74,27,690
3	C-03	186.00	1,18,10,197	11,57,517	1,06,52,680
4	C-04	186.00	1,12,06,194	13,65,120	98,41,074
5	C-05	147.00	67,70,576	8,92,676	58,77,900
6	C-06	146.00	63,06,811	6,61,100	56,45,711
7	C-08	196.00	99,18,258	18,18,823	80,99,435
8	C-09	138.00	62,98,370	4,47,683	58,50,687
9	C-11	172.00	79,01,791	22,57,689	56,44,102
10	C-14	225.00	1,03,21,744	55,31,111	47,90,633
11	C-15	116.00	55,90,716	29,06,538	26,84,178
12	C-16	116.00	54,40,716	35,59,656	18,81,060
13	C-17	116.00	53,40,716	29,40,660	24,00,056
14	C-18	116.00	53,40,716	3,68,090	49,72,626
15	C-20	116.00	53,40,716	23,47,141	29,93,575
16	C-22	116.00	55,46,802	4,11,850	51,34,952
17	C-24	116.00	55,64,716	7,65,175	47,99,541
18	C-26	116.00	53,64,717	31,34,497	22,30,220
19	C-27	116.00	68,29,802	6,69,389	61,60,413
20	C-30	116.00	72,97,028	3,61,203	69,35,825
21	C-34	118.00	54,36,609	2,32,790	52,03,819
22	C-35	173.00	80,00,640	16,43,515	63,57,125
23	C-37	232.00	1,07,02,042	13,93,907	93,08,135
24	C-41	225.00	1,07,21,744	17,20,584	90,01,160
25	C-42	173.00	79,99,640	12,28,402	67,71,238
26	C-44	143.00	65,83,856	34,37,219	31,46,637

27	C-45	144.00	65,32,622	6,35,255	58,97,368
28	C-46	144.00	66,31,622	26,08,684	40,22,938
29	C-47	187.00	84,96,507	11,77,974	73,18,533
30	C-48	135.00	69,76,497	6,39,827	63,36,670
31	C-49	116.00	59,49,303	6,39,827	53,09,476
32	C-50	137.00	63,01,604	47,68,259	15,33,345
33	C-51	232.00	1,07,53,042	22,74,751	84,78,291
34	C-53	174.00	1,10,31,372	5,56,973	1,04,74,399
35	C-54	175.00	79,56,990	40,88,000	38,68,990
36	C-55	186.00	1,12,57,194	13,73,694	98,83,500
37	C-60	169.00	95,10,926	9,41,582	85,69,344
38	C-61	143.00	65,83,856	18,18,361	47,65,495
39	C-63	118.00	52,52,609	1,00,000	51,52,609
40	C-68	116.00	53,40,716	11,25,503	42,15,213
41	C-69	143.00	65,83,856	14,08,412	51,75,444
42	C-70	143.00	68,33,856	18,87,789	49,46,067
43	C-71	116.00	54,90,716	23,95,408	30,95,308
44	C-74	116.00	53,40,716	3,36,058	50,04,658
45	C-78	122.00	58,74,035	8,21,304	50,52,731
46	C-79	152.00	69,94,063	4,80,000	65,14,063
47	C-80	124.00	54,64,569	22,85,947	31,78,622
48	C-81	116.00	50,89,716	6,71,081	44,18,635
49	C-82	116.00	72,97,102	18,17,969	54,79,133
50	C-84	116.00	62,66,402	1,71,390	60,95,012
51	C-86	116.00	53,40,716	18,18,444	35,22,272
52	C-87	176.00	80,38,839	6,02,913	74,35,926
53	C-89	143.00	67,83,856	10,23,587	57,60,269
54	C-90	156.00	71,46,783	5,55,457	65,91,326
55	C-91	154.00	70,22,235	28,90,024	41,32,211
56	C-92	154.00	70,51,252	13,86,240	56,65,012
57	C-95	147.00	70,70,576	10,33,363	60,37,213
58	C-103	172.00	79,07,791	11,57,041	67,50,750
59	C-104	172.00	77,41,791	20,83,529	56,58,262
60	C-105	156.00	93,81,368	6,29,756	87,51,612
61	C-106	179.00	86,50,180	8,73,668	77,76,512
62	C-107	204.00	91,69,313	80,23,139	11,46,174
63	C-108	123.00	56,41,622	55,71,995	69,627
64	C-109	146.00	67,22,811	42,35,335	24,87,476
65	C-110	172.00	89,35,129	2,34,705	87,00,424
66	C-112	225.00	1,06,72,744	7,00,000	99,72,744
67	C-119	116.00	53,40,716	3,66,303	49,74,413
68	C-120	116.00	52,59,716	7,25,674	45,34,042
69	C-121	142.00	86,45,225	4,36,498	82,08,727
70	C-123	143.00	65,83,856	60,27,668	5,56,188
71	C-126	166.00	90,46,090	18,74,712	71,71,378
72	C-133	142.00	67,86,090	30,97,754	36,88,336
73	C-134	142.00	67,86,090	56,01,630	11,84,460
74	C-135	116.00	54,90,716	7,42,131	47,48,585
75	C-138	116.00	76,70,902	7,51,825	69,19,077
76	C-139	116.00	58,12,303	11,56,706	46,55,597

77	C-141	165.00	81,12,990	67,01,239	14,11,751
78	C-145	116.00	77,64,402	4,50,000	73,14,402
79	C-150	225.00	1,04,22,744	7,22,000	97,00,744
80	C-151	147.00	74,16,105	5,89,194	68,26,911
81	C-153	116.00	59,75,303	22,00,000	37,75,303
82	C-154	116.00	53,40,716	25,99,005	27,41,711
83	C-163	198.00	1,17,10,189	14,61,716	1,02,48,473
84	C-164	143.00	65,33,856	4,15,287	61,18,569
85	C-182	145.00	84,34,564	4,25,860	80,08,704
86	C-183	114.00	69,72,245	10,35,377	59,36,868
87	C-191	143.00	68,83,856	57,59,434	11,24,422
88	C-195	143.00	85,80,299	3,42,000	82,38,299
89	C-199	225.00	1,09,22,744	22,93,104	86,29,640
90	C-201	116.00	58,40,716	25,72,608	32,68,108
91	C-202	116.00	55,40,716	20,72,408	34,68,308
92	C-205	199.00	92,39,254	48,00,000	44,39,254
93	C-210	143.00	69,76,054	24,41,619	45,34,435
94	C-211	143.00	68,83,856	14,86,391	53,97,465
95	C-216	200.00	1,22,45,714	6,18,287	1,16,27,427
96	C-217	147.00	67,70,576	14,33,752	53,36,824
97	C-221	143.00	86,86,599	4,43,017	82,43,582
98	C-222	143.00	86,86,599	4,38,587	82,48,012
99	C-223	143.00	86,86,599	4,38,587	82,48,012
100	C-225	143.00	67,76,054	28,86,331	38,89,723
101	C-226	143.00	67,33,856	25,35,822	41,98,034
102	C-229	188.00	87,20,463	16,57,009	70,63,454
103	C-232	156.00	71,21,783	40,84,795	30,36,989
104	C-233	143.00	70,83,856	5,25,976	65,57,880
105	C-234	143.00	76,17,104	30,00,000	46,17,104
106	C-235	143.00	91,04,653	18,48,633	72,56,020
107	C-238	143.00	92,90,603	6,15,000	86,75,603
108	C-241	186.00	91,28,911	5,86,625	85,42,286
109	C-243	167.00	77,04,179	22,15,348	54,88,831
110	C-244	186.00	89,28,911	37,14,564	52,14,347
111	C-245	143.00	65,83,856	14,07,043	51,76,813
112	C-246	225.00	99,96,744	13,26,655	86,70,089
113	C-247	170.00	81,57,091	24,52,040	57,05,051
114	C-250	202.00	1,24,53,934	10,33,940	1,14,19,994
115	C-251	196.00	85,24,388	12,78,658	72,45,730
116	C-252	233.00	1,05,32,814	10,42,749	94,90,065
117	C-261	143.00	64,52,856	26,43,065	38,09,791
118	C-262	143.00	66,82,856	21,75,000	45,07,856
119	C-276	143.00	72,69,490	14,394	72,55,096
120	C-280	143.00	64,82,856	41,00,650	23,82,206
121	C-283	143.00	72,69,490	7,12,482	65,57,008
122	C-293	143.00	70,83,856	15,02,197	55,81,659
123	C-297	143.00	70,83,856	10,00,000	60,83,856
124	C-302	172.00	1,04,76,427	12,62,093	92,14,334
125	C-304	187.00	91,21,507	19,46,011	71,75,496
126	C-306	186.00	1,13,92,197	10,17,550	1,03,74,647

127	C-309	143.00	72,61,490	45,000	72,16,490
128	C-312	143.00	65,83,856	29,18,500	36,65,356
129	C-319	186.00	1,13,92,197	10,17,548	1,03,74,649
130	C-327	143.00	86,73,798	10,93,483	75,80,315
131	C-328	143.00	67,38,856	22,13,600	45,25,256
132	C-329	143.00	68,33,856	15,64,909	52,68,947
133	C-330	143.00	65,83,856	20,00,000	45,83,856
134	C-331	143.00	65,83,856	9,14,669	56,69,187
135	C-333	143.00	87,39,599	10,98,868	76,40,731
136	C-337	226.00	1,00,44,550	49,43,232	51,01,318
137	C-338	230.00	1,02,06,430	67,56,768	34,49,662
138	C-340	172.00	82,52,791	5,71,751	76,81,040
139	C-342	172.00	78,01,791	3,45,148	74,56,643
140	C-343	172.00	79,01,791	22,68,422	56,33,369
		21,608.00	1,07,99,14,359	25,58,89,671	82,40,24,688

Unsold Inventory:

Sr. No.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment
1	C-07	143	69,26,634
2	C-10	124	60,06,312
3	C-12	188	91,06,344
4	C-13	188	91,06,344
5	C-19	116	56,18,808
6	C-21	116	56,18,808
7	C-23	116	56,18,808
8	C-25	116	56,18,808
9	C-28	116	56,18,808
10	C-29	116	56,18,808
11	C-31	116	56,18,808
12	C-32	116	56,18,808
13	C-33	116	56,18,808
14	C-36	180	87,18,840
15	C-38	172	84,52,791
16	C-39	165	79,92,270
17	C-40	301	1,45,79,838
18	C-43	172	83,31,336
19	C-52	175	84,76,650
20	C-56	225	1,08,98,550
21	C-57	130	62,96,940
22	C-58	124	60,06,312
23	C-59	116	56,18,808
24	C-62	142	68,78,196
25	C-64	116	56,18,808
26	C-65	116	56,18,808
27	C-66	116	56,18,808
28	C-67	116	56,18,808
29	C-72	116	56,18,808

30	C-73	116	56,18,808
31	C-75	116	56,18,808
32	C-76	117	56,67,246
33	C-77	121	58,60,998
34	C-83	116	56,18,808
35	C-85	116	56,18,808
36	C-88	116	56,18,808
37	C-96	116	56,18,808
38	C-97	116	56,18,808
39	C-98	116	56,18,808
40	C-99	122	59,09,436
41	C-100	123	59,57,874
42	C-101	172	83,31,336
43	C-102	172	83,31,336
44	C-111	172	83,31,336
45	C-113	142	68,78,196
46	C-114	143	69,26,634
47	C-115	180	87,18,840
48	C-116	182	88,15,716
49	C-117	172	83,31,336
50	C-118	177	85,73,526
51	C-122	143	69,26,634
52	C-124	116	56,18,808
53	C-125	142	68,78,196
54	C-127	116	56,18,808
55	C-128	116	56,18,808
56	C-129	116	56,18,808
57	C-130	116	56,18,808
58	C-131	116	56,18,808
59	C-132	116	56,18,808
60	C-136	116	56,18,808
61	C-137	116	56,18,808
62	C-140	116	56,18,808
63	C-142	147	71,20,386
64	C-143	116	56,18,808
65	C-144	116	56,18,808
66	C-146	116	56,18,808
67	C-147	116	56,18,808
68	C-148	121	58,60,998
69	C-149	142	68,78,196
70	C-152	116	56,18,808
71	C-155	116	56,18,808
72	C-156	116	56,18,808
73	C-157	121	58,60,998
74	C-158	142	68,78,196
75	C-159	225	1,08,98,550
76	C-160	116	56,18,808
77	C-161	116	56,18,808
78	C-162	149	72,17,262
79	C-165	143	69,26,634

80	C-166	143	69,26,634
81	C-167	143	69,26,634
82	C-168	143	69,26,634
83	C-169	143	69,26,634
84	C-170	143	69,26,634
85	C-171	143	69,26,634
86	C-172	143	69,26,634
87	C-173	143	69,26,634
88	C-174	143	69,26,634
89	C-175	143	69,26,634
90	C-176	143	69,26,634
91	C-177	143	69,26,634
92	C-178	143	69,26,634
93	C-179	143	69,26,634
94	C-180	143	69,26,634
95	C-181	135	65,39,130
96	C-184	114	55,21,932
97	C-185	143	69,26,634
98	C-186	143	69,26,634
99	C-187	143	69,26,634
100	C-188	143	69,26,634
101	C-189	143	69,26,634
102	C-190	143	74,17,104
103	C-192	143	69,26,634
104	C-193	143	69,26,634
105	C-194	143	69,26,634
106	C-196	129	62,48,502
107	C-197	127	61,51,626
108	C-198	114	55,21,932
109	C-200	132	63,93,816
110	C-203	116	56,18,808
111	C-204	198	95,90,724
112	C-206	143	69,26,634
113	C-207	143	69,26,634
114	C-208	143	69,26,634
115	C-209	143	69,26,634
116	C-212	143	69,26,634
117	C-213	143	69,26,634
118	C-214	143	69,26,634
119	C-215	143	69,26,634
120	C-218	172	83,31,336
121	C-219	172	83,31,336
122	C-220	136	65,87,568
123	C-224	143	69,26,634
124	C-227	143	69,26,634
125	C-228	143	69,26,634
126	C-230	188	91,23,179
127	C-231	181	87,67,278
128	C-236	143	69,26,634
129	C-237	143	69,26,634

130	C-239	172	83,31,336
131	C-240	172	83,31,336
132	C-242	226	1,09,46,988
133	C-248	166	80,40,708
134	C-249	197	95,42,286
135	C-253	170	82,34,460
136	C-254	171	82,82,898
137	C-255	143	69,26,634
138	C-256	143	69,26,634
139	C-257	143	69,26,634
140	C-258	143	69,26,634
141	C-259	143	69,26,634
142	C-260	143	69,26,634
143	C-263	143	69,26,634
144	C-264	143	69,26,634
145	C-265	143	69,26,634
146	C-266	143	69,26,634
147	C-267	143	69,26,634
148	C-268	143	69,26,634
149	C-269	143	69,26,634
150	C-270	187	90,57,906
151	C-271	186	90,09,468
152	C-272	143	69,26,634
153	C-273	143	69,26,634
154	C-274	143	69,26,634
155	C-275	143	69,26,634
156	C-277	143	69,26,634
157	C-278	143	69,26,634
158	C-279	143	69,26,634
159	C-281	143	69,26,634
160	C-282	143	69,26,634
161	C-284	143	69,26,634
162	C-285	143	69,26,634
163	C-286	143	69,26,634
164	C-287	143	69,26,634
165	C-288	174	84,28,212
166	C-289	198	95,90,724
167	C-290	172	83,31,336
168	C-291	172	83,31,336
169	C-292	172	83,31,336
170	C-294	143	69,26,634
171	C-295	143	69,26,634
172	C-296	143	69,26,634
173	C-298	143	69,26,634
174	C-299	143	69,26,634
175	C-300	143	69,26,634
176	C-301	172	83,31,336
177	C-303	172	83,31,336
178	C-305	198	95,90,724
179	C-307	172	83,31,336

180	C-308	143	69,26,634
181	C-310	143	69,26,634
182	C-311	143	69,26,634
183	C-313	143	69,26,634
184	C-314	143	69,26,634
185	C-315	143	69,26,634
186	C-316	143	69,26,634
187	C-317	143	69,26,634
188	C-318	172	83,31,336
189	C-320	187	90,57,906
190	C-321	172	83,31,336
191	C-322	172	83,31,336
192	C-323	172	83,31,336
193	C-324	143	69,26,634
194	C-325	143	69,26,634
195	C-326	143	69,26,634
196	C-332	143	69,26,634
197	C-334	172	83,31,336
198	C-335	172	83,31,336
199	C-336	155	75,07,890
200	C-339	172	83,31,336
201	C-341	172	83,31,336
		29,235	1,41,67,13,690

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- 26183312AUDMGM4099



Place: Mumbai

Date: 15th July, 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)	51,30,46,943
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)	82,40,24,688
3	(i) Balance Unsold area (Sq.m) (to be certified by Management and to be verified by CA from the records and books of accounts)	29,235
	(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	1,41,67,13,690
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,24,07,38,378
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-26183312HQJTRW5996

Place: Mumbai
Date: 15th July, 2026