



U S MISHRA AND ASSOCIATES

CHARTERED ACCOUNTANTS

CA. Udal Mishra

FORM 5
(See Rule 4 (2))

M.com, FCA, DISA, ERM,
FAFD, ISO Lead Auditor

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
CHARTERED ACCOUNTANT'S CERTIFICATE

Goa RERA 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)	1,54,27,60,255
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)	77,17,13,051
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	34,875 Sqm
	(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	2,51,51,43,150
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,28,68,56,201
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.: 24123339BKFSQM9827

Place, Mumbai

Date: 18.01.2023



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