Subodh Mestry
ARCHITECT

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 Compound, Mohili Village,
Sakinaka, Safed Pool, Mumbai – 400072

Subject: Certificate of percentage of completion of construction work of Project "**Celeste**" located at Survey numbers 148/0, Village Carapur, Taluka Bicholim, Goa, demarcated by its boundaries Plot no. A-134 to the North, Plot no. B-353 & Survey no. 147 to the South, Survey no. 146 & 147 to the East, Plot no. A-136 to A-140 & B353 along with adjoining road to the West, village panchayat Carapur, taluka Bicholim, Goa, India, 403504 admeasuring 3979 sq. mts. area being developed by HOABL Impactum Land Private Limited

Ref: Goa RERA Registration Number _____

Sir,

I, Subodh Mestry, have undertaken assignment as Architect / Licensed Surveyor of certifying percentage of Completion of Construction work of Project "**Celeste**" located at Survey numbers 148/0, Village Carapur, Taluka Bicholim, Goa admeasuring 3,979 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) Mahimtura Consultants as Structural Consultant
   (iii) SEED Engineering as MEP consultant
   (iv) Shri. Ashok Salvi as Site Supervisor

III/36, Underai Road, Somwar Bajar, Opp. Ram Mandir, Malad West, Mumbai 400064
(email ID: subodhmestryit@gmail.com)

Subodh Mestry
ARCHITECT

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 as registered vide number ___under Goa RERA is as per table A 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	100%
2	1 Number of basement(s) and plinth	10%
3	Number of Podiums	N A
4	Stilt Floor	0%
5	9 Number of Slabs of Super Structure	0%
6	Internal Walls, Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	0%
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external Plaster, Elevation, completion of terraces with waterproofing of the building /wings,	0%
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	0%

III/36, Underai Road, Somwar Bajar, Opp. Ram Mandir, Malad West, Mumbai 400064
(email ID: subodhmestryit@gmail.com)

Subodh Mestry
ARCHITECT

Table B

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

Sr.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage Of Work Done as on 31.12.2025	Details
1	Internal Roads and Footpaths'	Yes	0%	
2	Water Supply	Yes	0%	-
3	Sewerage(chamber, Lines, Septic Tank, STP)	Yes	0%	
4	Storm Water Drains	NA	-	-
5	Landscaping & Tree Planting	Yes	0%	-
6	Street Lighting	NA	-	
7	Community Buildings	NA	-	-
8	Treatment and Disposal of Sewage And Sullage water	NA	-	-
9	Solid Waste Management & Disposal	NA	-	-
10	Water Conservation , Rain water harvesting	Yes	0%	-
11	Energy Management	NA	-	-
12	Fire Protection And Fire safety Requirements	Yes	0%	-
13	Electrical meter room, Sub-station, Receiving station	Yes	0%	-
14	Others (Option to Add more)	N A	-	-

Yours Faithfully,

Subodh Mistry
ARCHITECT
License No. - CA/1994/17672

III/36, Underai Road, Somwar Bajar, Opp. Ram Mandir, Malad West, Mumbai 400064
(email ID: subodhmestryit@gmail.com)