



Date: 23.04.2026

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 1" Goa RERA Registration Number: PRGO05242232

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)	38,25,02,291	38,25,02,291
	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	3,45,68,835	3,45,68,835
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	41,70,71,126	41,70,71,126



Contact No.: +91 9820619774 | +91 8097615694 | Email : camahadevsawant@gmail.com

Communication address : D/8 Madhav Bhuvan, N.M. Joshi Marg, Lower Parel, Mumbai - 400 013.

1 (ii)	Development Cost / Cost of Construction of Building:		
a.	(i) Estimated Cost of Construction as certified by Engineer	1,12,03,13,415	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		61,14,25,395
	(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.	39,07,51,284	39,07,51,284
	(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.	18,85,69,962	16,96,26,159
	Sub Total of Development Cost	1,69,96,34,661	1,17,18,02,838
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	2,11,67,05,787	
3	Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		1,58,88,73,964
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 %)		75.06%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		1,58,88,73,964
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		1,48,73,76,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		10,14,97,964

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

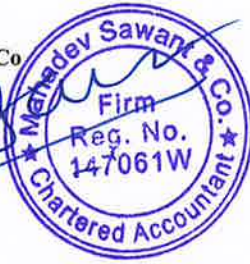
CA Mahadev Sawant

Proprietor

Membership No - 183312

FRN No- 147061W

UDIN No-26183312ONEVDU7880



Place: Mumbai

Date: 23.04.2026

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 estimate 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	A-104	143	63,56,442	52,51,682	11,04,760
2	A-105	143	62,40,321	50,75,094	11,65,227
3	A-106	143	73,51,803	5,75,550	67,76,253
4	A-107	143	63,56,442	52,08,273	11,48,169
5	A-109	143	63,56,442	53,29,678	10,26,764
6	A-110	143	64,56,442	47,64,515	16,91,927
7	A-111	143	62,53,155	56,32,406	6,20,749
8	A-112	143	62,89,798	42,75,613	20,14,185



9	A-114	143	63,56,442	47,25,953	16,30,489
10	A-118	140	61,96,716	41,42,186	20,54,530
11	A-119	155	68,42,222	45,89,208	22,53,014
12	A-130	202	84,58,600	62,72,353	21,86,247
13	A-132	172	76,66,140	45,95,775	30,70,365
14	A-136	172	78,66,140	63,86,571	14,79,569
15	A-141	172	79,16,140	58,77,734	20,38,406
16	A-145	172	76,35,079	57,13,015	19,22,064
17	A-150	172	75,10,837	39,44,651	35,66,186
18	A-151	172	76,66,140	61,09,310	15,56,830
19	A-160	172	76,66,140	64,19,933	12,46,207
20	A-161	172	1,03,81,427	7,18,484	96,62,943
21	A-162	172	78,67,140	31,46,857	47,20,283
22	A-163	172	76,66,140	62,63,832	14,02,309
23	A-171	172	76,66,140	44,18,097	32,48,043
24	A-179	172	74,42,898	61,62,100	12,80,798
25	A-184	172	83,31,336	65,58,508	17,72,828
26	A-185	172	79,16,140	65,89,777	13,26,363
27	A-193	172	76,16,140	57,06,101	19,10,039
28	A-196	172	76,35,079	17,60,756	58,74,323
29	A-198	172	76,16,140	62,63,983	13,52,157
30	A-204	172	76,04,019	6,00,270	70,03,749
31	A-205	172	88,89,629	15,15,326	73,74,303
32	A-206	172	88,89,629	17,32,926	71,56,703
33	A-207	172	78,66,140	64,74,358	13,91,782
34	A-211	172	80,10,837	35,02,267	45,08,570
35	A-212	172	78,66,140	60,49,729	18,16,411
36	A-216	172	75,15,755	62,87,588	12,28,167
37	A-217	172	76,66,140	62,98,334	13,67,806
38	A-221	172	86,90,433	16,84,483	70,05,950
39	A-222	172	78,66,140	59,12,173	19,53,967
40	A-223	172	79,66,140	56,59,231	23,06,909
41	A-230	172	76,66,140	16,07,370	60,58,770
42	A-231	172	76,66,140	63,06,058	13,60,082
43	A-232	172	76,66,140	55,67,635	20,98,505
44	A-234	172	79,66,140	59,90,769	19,75,371
45	A-235	172	76,66,140	56,34,535	20,31,605
46	A-236	172	75,36,079	61,27,218	14,08,861
47	A-237	172	76,66,140	70,65,007	6,01,133
48	A-241	172	75,36,079	57,88,789	17,47,290
49	A-245	172	76,66,140	41,78,192	34,87,948
50	A-254	172	81,66,140	38,74,752	42,91,388
51	A-259	172	80,66,140	59,97,095	20,69,045
52	A-265	172	81,66,140	55,71,298	25,94,842
53	A-266	172	76,66,140	63,10,089	13,56,051



54	A-267	172	76,66,140	17,52,370	59,13,770
55	A-275	172	76,66,140	46,04,957	30,61,183
56	A-276	172	81,66,140	67,26,809	14,39,331
57	A-277	172	90,34,629	16,35,002	73,99,627
58	A-280	172	76,66,140	58,36,850	18,29,290
59	A-284	172	76,66,140	63,11,689	13,54,451
60	A-285	172	76,35,079	57,13,016	19,22,063
61	A-287	172	81,66,140	13,00,664	68,65,476
62	A-291	172	78,66,140	51,11,549	27,54,591
63	A-292	172	75,85,080	63,82,845	12,02,235
64	A-295	172	76,66,140	63,11,808	13,54,332
65	A-296	172	81,66,140	67,26,808	14,39,332
66	A-299	172	77,66,140	63,90,208	13,75,932
67	A-300	172	78,66,140	59,51,298	19,14,842
68	A-301	172	76,66,140	61,41,445	15,24,695
69	A-305	172	77,66,140	63,72,184	13,93,956
70	A-307	172	76,66,140	63,73,059	12,93,081
71	A-308	172	73,65,140	33,11,448	40,53,692
72	A-314	172	78,66,140	58,40,611	20,25,529
73	A-316	172	78,66,140	64,74,358	13,91,782
74	A-318	172	78,66,140	64,74,359	13,91,781
75	A-320	172	88,89,629	11,02,147	77,87,482
76	A-325	172	77,82,092	58,46,230	19,35,862
77	A-327	172	75,05,019	61,70,474	13,34,545
78	A-328	172	76,35,079	62,79,920	13,55,159
79	A-331	172	76,66,140	62,61,058	14,05,082
80	A-332	172	76,66,140	44,35,519	32,30,621
81	A-333	172	80,36,079	66,17,360	14,18,719
82	A-334	172	91,53,933	14,24,548	77,29,385
83	A-335	172	76,66,140	63,47,589	13,18,551
84	A-337	172	81,66,140	77,57,572	4,08,568
85	A-343	172	79,66,140	59,67,022	19,99,118
86	A-346	172	77,60,837	23,48,668	54,12,169
87	A-347	172	77,60,837	32,44,130	45,16,707
88	A-349	172	70,62,353	52,50,789	18,11,564
89	A-350	172	76,35,079	33,63,987	42,71,092
90	A-351	172	81,35,079	16,28,397	65,06,682
91	A-352	172	81,35,079	36,68,922	44,66,157
92	A-356	226	1,01,12,056	53,71,128	47,40,928
93	A-358	232	1,00,44,762	51,99,534	48,45,228
94	A-359	184	87,08,600	72,14,938	14,93,662
95	A-398	172	81,35,737	69,49,712	11,86,025
96	A-400	172	81,35,737	62,59,552	18,76,185
97	A-405	172	80,66,800	66,80,289	13,86,511
98	A-406	172	78,42,552	62,94,299	15,48,253



99	A-411	172	81,35,737	62,54,094	18,81,643
100	A-426	172	75,99,399	41,29,769	34,69,630
101	A-428	172	78,66,140	65,51,359	13,14,781
102	A-429	172	78,66,140	65,74,800	12,91,340
103	A-430	172	76,35,079	64,22,345	12,12,734
104	A-431	172	77,66,140	64,25,262	13,40,878
105	A-439	172	82,65,140	68,44,472	14,20,668
106	A-442	175	78,01,200	65,22,907	12,78,293
107	A-444	116	51,53,988	41,92,085	9,61,903
108	A-450	116	51,53,988	38,67,743	12,86,245
109	A-454	116	51,03,988	35,87,641	15,16,347
110	A-455	116	53,40,716	5,23,444	48,17,272
111	A-456	116	50,54,988	41,39,154	9,15,834
112	A-457	116	51,53,988	42,01,613	9,52,375
113	A-459	116	50,54,988	41,59,762	8,95,226
114	A-463	116	56,23,630	45,87,286	10,36,344
115	A-474	121	53,81,463	29,01,051	24,80,412
116	A-477	121	54,31,463	44,98,271	9,33,192
117	A-481	116	54,27,138	44,21,938	10,05,200
118	A-482	116	51,55,155	41,93,062	9,62,093
119	A-484	116	50,48,928	26,09,140	24,39,788
120	A-486	116	51,03,988	33,92,633	17,11,355
121	A-487	116	52,03,988	42,34,157	9,69,831
122	A-488	116	52,03,988	41,89,058	10,14,930
123	A-490	116	51,53,988	42,30,794	9,23,194
124	A-492	116	51,11,964	38,50,706	12,61,258
125	A-495	116	52,05,155	42,39,045	9,66,110
126	A-496	116	51,53,988	9,50,000	42,03,988
127	A-497	116	51,53,988	42,47,082	9,06,906
128	A-499	116	52,03,988	40,63,091	11,40,897
129	A-500	116	51,55,155	42,36,882	9,18,273
130	A-503	116	50,54,155	41,34,415	9,19,740
131	A-504	116	51,13,122	39,00,904	12,12,218
132	A-512	116	51,53,988	35,26,713	16,27,275
133	A-513	116	51,61,964	41,84,904	9,77,060
134	A-514	116	51,53,988	42,22,456	9,31,532
135	A-526	116	50,63,122	18,77,156	31,85,966
136	A-527	116	59,95,303	10,42,069	49,53,234
137	A-545	172	76,35,079	19,01,211	57,33,868
138	A-564	225	1,07,45,831	89,37,033	18,08,798
139	A-571	127	56,51,063	42,14,738	14,36,325
140	A-579	116	51,53,988	3,65,245	47,88,743
141	A-581	116	55,82,976	28,94,932	26,88,044
142	A-595	186	86,01,228	71,44,539	14,56,689
143	A-600	116	50,42,105	41,98,455	8,43,650



144	A-609	116	51,55,155	42,02,065	9,53,090
145	A-611	116	51,55,155	39,31,261	12,23,894
146	A-612	116	50,71,089	26,16,337	24,54,752
147	A-617	116	53,23,630	45,02,792	8,20,838
148	A-618	116	51,53,988	39,26,714	12,27,274
149	A-619	116	51,82,976	24,63,840	27,19,136
150	A-620	116	52,52,988	42,75,336	9,77,652
151	A-622	116	54,82,976	40,61,814	14,21,162
152	A-624	116	51,55,155	42,61,862	8,93,293
153	A-02	172	76,66,140	56,80,488	19,85,652
154	A-03	172	76,66,140	57,11,245	19,54,895
155	A-04	172	76,66,140	58,04,186	18,61,954
156	A-05	172	72,83,308	60,24,937	12,58,371
157	A-08	172	75,85,079	43,40,874	32,44,205
158	A-09	172	76,35,079	62,79,749	13,55,330
159	A-10	172	77,10,837	56,51,140	20,59,697
160	A-12	172	76,66,140	70,65,006	6,01,134
161	A-14	172	76,16,140	61,67,798	14,48,342
162	A-15	172	76,16,140	50,29,684	25,86,456
163	A-17	172	78,51,791	60,79,507	17,72,284
164	A-18	172	76,66,140	57,36,844	19,29,296
165	A-19	172	78,66,140	41,62,523	37,03,617
166	A-24	186	85,01,000	69,76,209	15,24,791
167	A-25	190	85,81,600	58,37,982	27,43,618
168	A-26	187	85,73,507	72,81,763	12,91,744
169	A-27	172	76,16,140	64,20,486	11,95,654
170	A-28	172	76,16,140	62,75,486	13,40,654
171	A-30	172	77,65,140	58,28,335	19,36,805
172	A-41	177	80,93,600	60,09,499	20,84,101
173	A-44	116	52,05,155	43,21,297	8,83,858
174	A-45	116	50,50,072	22,18,831	28,31,241
175	A-46	116	52,05,155	42,74,229	9,30,926
176	A-47	116	52,03,988	42,50,650	9,53,338
177	A-49	116	52,04,155	42,34,297	9,69,858
178	A-51	116	51,63,471	31,77,588	19,85,883
179	A-52	116	51,55,155	38,73,600	12,81,555
180	A-53	116	51,55,155	41,95,147	9,60,013
181	A-57	116	51,85,155	22,87,514	28,97,641
182	A-58	174	78,20,602	64,31,102	13,89,500
183	A-60	116	52,05,155	42,35,137	9,70,018
184	A-61	116	51,55,155	38,32,809	13,22,346
185	A-62	116	51,84,138	42,45,808	9,38,330
186	A-63	116	53,55,155	39,76,204	13,78,951
187	A-64	116	52,05,155	43,14,352	8,90,803
188	A-65	116	52,05,155	39,38,530	12,66,625



189	A-66	116	51,84,138	39,17,877	12,66,261
190	A-68	116	51,84,138	38,68,074	13,16,064
191	A-69	116	51,55,155	41,93,060	9,62,095
192	A-70	116	51,05,155	1,00,000	50,05,155
193	A-72	116	50,38,855	50,38,855	-
194	A-73	116	51,55,155	38,91,757	12,63,398
195	A-74	116	52,54,155	39,44,762	13,09,393
196	A-75	168	73,87,200	55,56,072	18,31,128
197	A-76	143	63,04,798	51,61,831	11,42,967
198	A-77	118	51,76,600	42,81,178	8,95,422
199	A-80	197	88,93,600	52,86,591	36,07,009
200	A-81	115	56,41,770	42,54,883	13,86,887
201	A-83	167	1,00,61,042	10,00,000	90,61,042
202	A-84	143	63,56,400	42,91,833	20,64,567
203	A-90	143	63,04,798	51,10,812	11,93,986
204	A-91	143	63,56,442	47,32,054	16,24,388
205	A-92	143	65,80,620	54,86,110	10,94,510
206	A-93	143	65,80,620	54,92,594	10,88,026
207	A-95	143	63,30,620	51,82,540	11,48,080
208	A-96	143	58,30,369	29,87,551	28,42,818
209	A-97	143	63,30,620	52,27,649	11,02,971
210	A-98	143	63,30,620	9,27,915	54,02,705
211	A-101	143	62,57,442	43,70,213	18,87,229
212	A-102	143	63,56,442	52,58,847	10,97,595
213	A-108	143	63,56,442	47,66,001	15,90,441
214	A-115	172	78,16,140	59,46,778	18,69,362
215	A-121	182	83,20,400	69,27,341	13,93,059
216	A-123	174	80,59,200	66,89,486	13,69,714
217	A-126	174	77,27,767	33,24,845	44,02,922
218	A-133	172	75,85,140	39,92,545	35,92,595
219	A-142	172	76,35,079	51,02,137	25,32,942
220	A-144	172	76,35,079	41,93,995	34,41,084
221	A-149	172	76,66,140	63,11,808	13,54,332
222	A-152	172	81,44,079	52,78,606	28,65,473
223	A-153	172	81,04,019	44,21,080	36,82,939
224	A-154	172	76,66,140	59,01,141	17,64,999
225	A-157	172	78,66,140	53,17,512	25,48,628
226	A-158	172	78,66,140	10,45,000	68,21,140
227	A-159	172	76,66,140	31,82,310	44,83,830
228	A-168	172	76,16,140	14,96,677	61,19,463
229	A-186	172	75,16,140	62,43,720	12,72,420
230	A-190	172	78,35,079	64,48,220	13,86,859
231	A-191	172	78,66,140	59,01,572	19,64,568
232	A-192	172	76,16,140	57,06,101	19,10,039
233	A-195	172	91,53,933	18,12,419	73,41,514



234	A-197	172	78,04,019	64,22,082	13,81,937
235	A-201	172	76,35,079	32,56,428	43,78,651
236	A-202	172	76,16,140	69,05,344	7,10,796
237	A-210	172	1,01,99,427	95,000	1,01,04,427
238	A-213	172	76,16,140	62,01,710	14,14,430
239	A-215	172	75,67,140	63,43,559	12,23,581
240	A-224	172	76,66,140	63,87,735	12,78,405
241	A-229	172	79,66,140	55,75,536	23,90,604
242	A-239	172	79,16,140	66,28,307	12,87,833
243	A-240	172	75,36,079	50,54,751	24,81,328
244	A-242	172	81,35,079	60,60,553	20,74,526
245	A-244	172	76,66,140	56,89,995	19,76,145
246	A-247	172	78,66,140	64,74,361	13,91,779
247	A-248	172	76,66,140	56,92,110	19,74,030
248	A-253	172	79,52,791	76,70,071	2,82,720
249	A-256	172	76,66,140	61,73,723	14,92,417
250	A-257	172	75,15,140	61,78,990	13,36,150
251	A-258	172	75,15,140	61,86,506	13,28,634
252	A-261	172	76,66,140	57,11,272	19,54,868
253	A-262	172	76,66,140	56,92,108	19,74,032
254	A-268	172	76,66,140	57,35,979	19,30,161
255	A-269	172	75,53,140	61,93,976	13,59,164
256	A-272	172	76,35,079	59,17,058	17,18,022
257	A-273	172	76,04,019	55,27,506	20,76,513
258	A-274	172	75,36,079	62,60,800	12,75,279
259	A-281	172	76,34,079	56,75,862	19,58,217
260	A-286	172	78,66,140	59,48,839	19,17,301
261	A-293	172	79,65,140	37,67,886	41,97,254
262	A-294	172	78,66,140	58,50,607	20,15,533
263	A-303	172	78,66,140	58,48,476	20,17,664
264	A-304	172	78,66,140	58,40,610	20,25,530
265	A-306	172	76,66,140	62,78,012	13,88,129
266	A-309	172	79,66,140	55,98,981	23,67,159
267	A-310	172	76,66,140	49,64,932	27,01,208
268	A-312	172	76,66,140	57,50,189	19,15,951
269	A-313	172	86,64,129	8,75,951	77,88,178
270	A-322	172	75,10,837	44,56,358	30,54,479
271	A-323	172	76,66,140	43,05,000	33,61,140
272	A-324	172	76,66,140	56,99,699	19,66,441
273	A-326	172	76,66,140	58,59,666	18,06,474
274	A-338	172	77,29,780	67,19,944	10,09,836
275	A-340	172	80,10,837	59,48,555	20,62,282
276	A-344	172	80,10,837	35,76,759	44,34,078
277	A-354	225	1,03,57,604	66,34,814	37,22,790
278	A-357	233	1,01,69,496	45,40,578	56,28,918



279	A-397	237	1,10,52,600	82,49,974	28,02,626
280	A-401	172	81,35,737	15,94,605	65,41,132
281	A-403	172	81,66,800	13,10,856	68,55,944
282	A-408	172	75,99,377	33,93,046	42,06,331
283	A-412	172	75,99,377	32,25,524	43,73,853
284	A-413	172	81,16,800	60,30,499	20,86,301
285	A-414	172	80,85,787	66,96,185	13,89,603
286	A-415	172	80,53,278	32,97,302	47,55,976
287	A-416	176	82,35,325	61,73,733	20,61,592
288	A-417	186	87,67,454	49,56,730	38,10,724
289	A-419	152	70,36,393	58,29,110	12,07,283
290	A-424	172	76,04,729	63,17,821	12,86,908
291	A-427	172	79,52,791	55,63,116	23,89,675
292	A-435	172	78,51,791	70,51,293	8,00,498
293	A-436	172	78,51,791	59,81,359	18,70,432
294	A-437	172	78,51,791	64,70,082	13,81,709
295	A-438	172	76,35,079	64,80,537	11,54,542
296	A-440	172	74,42,898	24,71,375	49,71,523
297	A-441	143	65,56,442	52,82,500	12,73,942
298	A-443	140	64,23,000	53,59,955	10,63,045
299	A-445	116	52,54,155	32,45,271	20,08,884
300	A-448	116	51,13,122	41,86,527	9,26,595
301	A-449	116	51,32,976	29,29,703	22,03,273
302	A-451	116	52,03,988	21,73,377	30,30,611
303	A-453	116	51,53,988	38,75,747	12,78,241
304	A-458	116	51,53,988	35,15,609	16,38,379
305	A-460	116	53,40,716	38,21,466	15,19,250
306	A-464	143	69,55,442	30,65,245	38,90,197
307	A-465	121	52,94,975	31,83,034	21,11,941
308	A-466	121	53,81,463	27,53,429	26,28,034
309	A-467	121	52,82,463	39,22,283	13,60,180
310	A-468	121	53,81,463	29,43,607	24,37,856
311	A-470	153	70,48,486	54,14,107	16,34,379
312	A-471	184	79,87,448	36,40,964	43,46,484
313	A-472	184	81,58,600	42,93,089	38,65,511
314	A-479	121	54,31,463	40,42,311	13,89,152
315	A-483	118	50,48,928	22,44,300	20,04,028
316	A-489	116	52,74,845	44,03,165	8,71,680
317	A-494	116	52,03,988	14,85,000	37,18,988
318	A-498	116	51,53,988	42,47,084	9,06,904
319	A-502	179	82,49,477	69,03,122	13,46,355
320	A-506	116	51,55,155	38,66,753	12,88,402
321	A-509	116	50,48,928	22,69,443	27,79,485
322	A-510	116	51,11,964	33,90,792	17,21,172
323	A-520	116	53,40,716	44,60,368	8,80,348



324	A-529	190	87,47,332	64,82,829	22,64,503
325	A-541	225	1,02,95,831	37,31,191	65,64,641
326	A-543	150	66,48,502	45,96,466	20,52,036
327	A-544	150	67,25,600	55,14,593	12,11,007
328	A-546	141	62,42,731	51,12,974	11,29,757
329	A-547	225	1,04,22,744	88,83,698	15,39,046
330	A-548	143	65,83,856	52,05,625	13,78,231
331	A-555	183	83,65,087	70,44,404	13,20,683
332	A-556	225	1,02,95,831	77,54,183	25,41,648
333	A-560	198	1,02,96,832	85,19,781	17,77,051
334	A-573	151	69,91,297	58,97,471	10,93,826
335	A-574	116	52,96,802	44,03,618	8,93,184
336	A-575	116	52,05,155	35,01,768	17,03,387
337	A-576	116	51,55,155	37,46,500	14,08,655
338	A-577	116	52,54,155	39,28,970	13,25,185
339	A-583	116	51,03,988	41,76,102	9,27,886
340	A-584	116	52,55,716	40,58,021	11,97,695
341	A-589	151	69,91,297	58,85,548	11,05,749
342	A-596	179	78,99,477	65,02,409	13,97,068
343	A-597	116	52,52,988	42,75,390	9,77,598
344	A-598	116	68,30,558	6,69,467	61,61,091
345	A-599	116	68,30,558	5,70,467	62,60,091
346	A-602	187	92,44,224	54,80,929	37,63,295
347	A-603	124	60,16,263	44,57,441	15,58,822
348	A-604	116	51,55,155	36,87,522	14,67,633
349	A-606	116	51,34,138	34,34,739	16,99,399
350	A-610	116	51,55,155	38,67,656	12,87,499
351	A-613	116	51,55,155	42,34,174	9,20,981
352	A-615	124	54,99,600	31,51,218	23,48,382
353	A-623	116	51,03,988	32,18,237	18,85,751
354	A-626	116	52,68,759	34,97,311	17,71,448
355	A-627	116	52,46,802	41,53,340	10,93,462
356	A-628	124	60,16,263	41,34,654	18,81,609
357	A-06	172	76,66,140	45,58,862	31,07,278
358	A-11	172	76,21,852	40,53,754	35,68,098
359	A-13	172	77,51,791	33,23,926	44,27,865
360	A-21	171	86,65,442	16,61,558	70,03,885
361	A-32	172	76,66,140	57,22,951	19,43,189
362	A-33	172	79,52,791	42,73,975	36,78,816
363	A-48	116	51,55,155	17,59,710	33,95,445
364	A-50	116	51,79,155	3,84,553	47,94,602
365	A-87	143	63,05,035	52,08,075	10,96,960
366	A-89	143	65,56,906	13,54,964	52,01,942
367	A-117	132	58,60,800	4,90,110	53,70,690
368	A-146	172	97,84,129	17,15,070	80,69,059



369	A-147	172	77,84,862	54,08,185	23,76,677
370	A-148	172	76,66,140	56,92,188	19,73,952
371	A-155	172	91,35,129	18,08,755	73,26,374
372	A-189	172	77,01,791	59,66,371	17,35,420
373	A-199	172	92,45,933	5,61,194	86,84,739
374	A-203	172	88,47,129	16,15,667	72,31,462
375	A-228	172	76,66,140	24,68,215	51,97,925
376	A-249	172	76,66,140	30,35,792	46,30,348
377	A-250	172	79,66,140	4,97,461	74,68,679
378	A-251	172	78,66,140	47,13,968	31,52,172
379	A-252	172	76,66,140	19,52,816	57,13,324
380	A-260	172	88,49,129	76,07,127	12,42,002
381	A-263	172	76,66,140	56,99,699	19,66,441
382	A-270	172	77,60,837	27,24,054	50,36,783
383	A-271	172	81,66,140	24,04,929	57,61,211
384	A-279	172	94,28,933	18,31,452	75,97,481
385	A-282	172	81,66,140	20,50,650	61,15,490
386	A-297	172	79,23,791	40,34,585	38,89,206
387	A-298	172	76,66,140	5,74,961	70,91,179
388	A-302	172	81,02,791	57,20,777	23,82,014
389	A-329	172	76,66,140	45,53,688	31,12,452
390	A-330	172	76,66,140	57,02,374	19,63,767
391	A-341	172	81,66,140	6,00,000	75,66,140
392	A-345	172	80,51,791	7,89,156	72,62,635
393	A-348	172	76,35,079	22,90,016	53,45,063
394	A-355	189	1,01,41,544	18,63,026	82,78,518
395	A-418	177	82,74,808	53,52,506	29,22,302
396	A-425	172	79,52,791	47,86,579	31,66,212
397	A-434	172	78,51,791	71,42,396	7,09,395
398	A-447	116	59,95,303	4,42,600	55,52,703
399	A-452	116	52,89,716	32,98,139	19,91,577
400	A-473	122	56,24,035	42,39,096	13,84,939
401	A-475	121	54,31,463	16,46,777	37,84,686
402	A-485	116	52,03,988	30,91,172	21,12,816
403	A-511	116	51,11,964	12,34,307	38,77,657
404	A-551	122	60,23,964	5,51,358	54,72,606
405	A 552	142	69,13,086	12,23,822	56,89,264
406	A-566	225	1,03,22,744	79,06,286	24,16,458
407	A-578	116	53,18,759	37,11,101	16,07,658
408	A-580	116	52,03,988	12,87,987	39,16,001
409	A-585	116	51,64,716	25,24,448	26,40,268
410	A-586	116	53,39,716	41,03,449	12,36,267
411	A-601	144	76,70,825	13,81,570	62,89,255
412	A-607	116	52,03,988	38,72,153	13,31,835
413	A-16	172	79,01,791	49,41,458	29,60,333



414	A-59	158	84,14,389	15,21,048	68,93,341
415	A-78	284	1,31,66,800	32,30,666	99,36,134
416	A-79	186	88,27,911	37,30,000	50,97,911
417	A-86	143	73,66,104	13,68,551	59,97,553
418	A-99	159	78,56,110	7,93,467	70,62,643
419	A-116	172	85,69,129	16,51,687	69,17,442
420	A-127	202	1,10,84,728	20,59,000	90,25,728
421	A-156	172	90,34,129	16,43,757	73,90,372
422	A-169	172	76,16,140	48,18,409	27,97,731
423	A-178	172	88,49,129	12,07,127	76,42,002
424	A-214	172	79,01,791	67,14,391	11,87,400
425	A-220	172	88,49,129	8,67,303	79,81,826
426	A-227	172	83,86,129	15,23,924	68,62,205
427	A-404	172	80,42,547	40,09,868	40,32,679
428	A-420	152	70,40,466	44,35,367	26,05,099
429	A-423	172	77,52,791	52,46,522	25,06,269
430	A-501	172	90,84,129	16,53,658	74,30,471
431	A-521	116	50,69,716	39,70,215	10,99,501
432	A-524	116	53,40,716	44,64,898	8,75,818
433	A-554	189	98,04,099	17,51,212	80,52,887
434	A-563	112	55,93,481	9,62,510	46,30,971
435	A-569	148	65,81,342	51,17,031	14,64,311
436	A-588	116	59,04,303	10,24,249	48,80,054
437	A-593	148	75,50,827	3,00,000	72,50,827
438	A-605	116	52,39,716	36,69,062	15,70,654
439	A-625	116	53,40,716	20,21,035	33,19,681
440	A-255	172	81,66,140	61,83,758	19,82,382
441	A-336	172	80,67,140	26,21,821	54,45,319
442	A-542	186	89,65,031	73,11,885	16,53,146
443	A-94	143	70,54,104	11,22,000	59,32,104
444	A-138	172	84,84,129	15,34,857	69,49,272
445	A-140	174	90,30,623	16,43,063	73,87,560
446	A-165	172	88,34,129	16,04,157	72,29,972
447	A-187	172	84,79,129	16,33,867	68,45,262
448	A-200	172	86,64,129	44,25,167	42,38,962
449	A-218	172	84,84,129	15,34,857	69,49,272
450	A-238	172	88,49,129	16,16,065	72,33,064
451	A-515	172	92,19,129	16,88,699	75,30,430
452	A-517	116	60,10,303	10,51,110	49,59,193
453	A-531	197	1,02,22,814	22,89,442	79,33,372
454	A-550	146	72,80,384	12,96,515	59,83,869
455	A-557	172	88,84,129	58,27,397	30,56,732
456	A-567	178	91,46,492	16,66,035	74,80,457
457	A-591	116	59,50,303	12,66,817	46,83,486
458	A-120	169	85,76,948	15,53,235	70,23,713



459	A-587	116	59,05,303	10,30,214	48,75,089
460	A-22	172	86,64,129	7,04,171	79,59,958
461	A-23	172	85,25,129	8,60,784	76,64,345
462	A-29	172	84,81,129	15,42,829	69,38,300
463	A-31	172	86,64,129	14,91,740	71,72,389
464	A-34	172	85,72,129	8,65,785	77,06,344
465	A-35	172	85,72,129	15,60,939	70,11,190
466	A-36	172	91,53,629	16,76,664	74,76,965
467	A-37	172	94,89,629	17,43,532	77,46,097
468	A-38	172	90,34,629	17,88,857	72,45,772
469	A-39	172	1,03,81,427	7,18,484	96,62,943
470	A-43	172	78,16,140	58,26,647	19,89,493
471	A-54	116	51,85,155	32,93,806	18,91,349
472	A-55	116	51,85,155	23,25,123	28,60,032
473	A-56	116	51,85,155	28,19,989	23,65,166
474	A-82	143	74,24,503	13,24,952	60,99,551
475	A-113	143	73,54,490	13,18,618	60,35,872
476	A-122	225	1,15,00,445	19,32,088	95,68,357
477	A-129	139	79,59,252	11,93,888	67,65,364
478	A-137	172	86,64,129	15,70,497	70,93,632
479	A-139	172	84,84,129	8,48,328	76,35,801
480	A-143	172	85,71,129	15,45,000	70,26,129
481	A-167	172	1,00,10,427	99,000	99,11,427
482	A-180	172	91,28,933	18,25,787	73,03,146
483	A-181	172	91,28,933	17,89,271	73,39,662
484	A-183	172	1,01,99,427	3,28,646	98,70,781
485	A-188	172	83,86,129	23,62,150	60,23,979
486	A-208	172	91,78,933	16,81,655	74,97,278
487	A-209	172	1,01,99,427	9,00,646	92,98,781
488	A-219	172	88,49,129	25,91,951	62,57,178
489	A-225	172	83,86,129	15,23,924	68,62,205
490	A-226	172	83,86,129	15,23,924	68,62,205
491	A-278	172	94,28,933	18,31,452	75,97,481
492	A-290	172	78,66,140	66,69,045	11,97,095
493	A-319	172	88,89,629	28,52,853	60,36,776
494	A-321	172	80,10,837	47,78,885	32,31,952
495	A 330	172	80,10,837	59,48,555	20,62,282
496	A-360	227	1,19,71,567	8,85,185	1,10,86,382
497	A-361	225	1,19,71,567	11,40,185	1,08,31,382
498	A-362	225	1,19,71,567	10,59,629	1,09,11,938
499	A-410	172	75,99,377	40,55,953	35,43,424
500	A-433	172	78,51,791	59,76,406	18,75,385
501	A-478	121	59,86,720	2,50,000	57,36,720
502	A-480	134	66,76,156	11,76,879	54,99,277
503	A-505	116	51,55,155	34,33,179	17,21,976



504	A-518	116	59,95,303	10,48,125	49,47,178
505	A-519	116	60,85,040	6,45,000	54,40,040
506	A-522	116	60,15,040	6,07,519	54,07,521
507	A-523	116	60,46,402	10,64,300	49,82,102
508	A-525	116	58,10,303	5,86,841	52,23,462
509	A-528	116	59,22,040	8,88,545	50,33,495
510	A-532	225	1,19,84,045	23,85,141	95,98,904
511	A-533	225	1,10,60,445	21,67,089	88,93,356
512	A-534	225	1,10,60,445	21,22,845	89,37,600
513	A-535	225	1,10,60,445	21,56,139	89,04,306
514	A-536	225	1,15,59,637	13,23,100	1,02,36,537
515	A-537	250	1,20,67,486	22,44,361	98,23,125
516	A-539	182	97,82,081	17,46,852	80,35,229
517	A-540	172	79,66,140	35,48,917	44,17,224
518	A-558	152	74,30,101	13,26,160	61,03,941
519	A-562	174	96,98,425	17,85,084	79,13,341
520	A-565	162	79,42,390	14,35,615	65,06,775
521	A-568	130	64,31,080	6,03,044	58,28,036
522	A-570	152	92,82,732	6,10,801	86,71,931
523	A-582	174	87,52,623	8,75,176	78,77,447
524	A-590	144	76,70,825	13,81,570	62,89,255
525	A-592	116	59,95,303	10,42,069	49,53,234
526	A-614	116	51,55,155	47,99,788	3,55,367
527	A-616	124	59,66,008	48,05,627	11,60,381
528	A-246	172	78,66,140	64,74,360	13,91,780
529	A-353	186	86,33,000	86,33,000	-
530	A-432	172	75,41,898	40,40,864	35,01,034
531	A-462	116	53,23,630	43,34,836	9,88,794
532	A-407	172	84,84,129	13,99,857	70,84,272
		83,641	3,90,96,62,843	2,14,51,66,736	1,76,44,96,107



Unsold Inventory:

Sr. No.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment
1	A-103	143	69,26,634
2	A-264	172	83,31,336
3	A-283	172	83,31,336
4	A-311	172	83,31,336
5	A-317	172	83,31,336
6	A-621	116	56,18,808
7	A-07	172	83,31,336
8	A-20	172	83,31,336
9	A-173	172	83,31,336
10	A-315	172	83,31,336
11	A-461	116	56,18,808
12	A-469	121	58,60,998
13	A-493	116	56,18,808
14	A-594	148	71,68,824
15	A-85	143	69,26,634
16	A-100	174	84,28,212
17	A-243	172	83,31,336
18	A-289	172	83,31,336
19	A-342	172	83,31,336
20	A-409	172	83,31,336
21	A-422	172	83,31,336
22	A-476	121	58,60,998
23	A-491	116	56,18,808
24	A-507	116	56,18,808
25	A-508	116	56,18,808
26	A-549	225	1,08,98,550
27	A-553	141	68,29,758
28	A-42	271	1,31,26,698
29	A-88	143	69,26,634
30	A-172	172	83,31,336
31	A-233	172	83,31,336
32	A-01	171	82,82,898
33	A-40	172	83,31,336
34	A-124	116	56,18,808
35	A-125	126	61,03,188
36	A-128	115	55,70,370
37	A-164	172	83,31,336
38	A-166	172	83,31,336
39	A-170	172	83,31,336
40	A-174	172	83,31,336



41	A-175	172	83,31,336
42	A-176	172	83,31,336
43	A-177	172	83,31,336
44	A-182	172	83,31,336
45	A-194	172	83,31,336
46	A-288	172	83,31,336
47	A-363	225	1,08,98,550
48	A-364	225	1,08,98,550
49	A-365	225	1,08,98,550
50	A-366	225	1,08,98,550
51	A-367	225	1,08,98,550
52	A-368	225	1,08,98,550
53	A-369	225	1,08,98,550
54	A-370	225	1,08,98,550
55	A-371	225	1,08,98,550
56	A-372	225	1,08,98,550
57	A-373	225	1,08,98,550
58	A-374	225	1,08,98,550
59	A-375	225	1,08,98,550
60	A-376	225	1,08,98,550
61	A-377	225	1,08,98,550
62	A-378	225	1,08,98,550
63	A-379	225	1,08,98,550
64	A-380	225	1,08,98,550
65	A-381	225	1,08,98,550
66	A-382	225	1,08,98,550
67	A-383	225	1,08,98,550
68	A-384	226	1,09,46,988
69	A-385	226	1,09,46,988
70	A-386	225	1,08,98,550
71	A-387	225	1,08,98,550
72	A-388	225	1,08,98,550
73	A-389	225	1,08,98,550
74	A-390	225	1,08,98,550
75	A-391	225	1,08,98,550
76	A-392	225	1,08,98,550
77	A-393	225	1,08,98,550
78	A-394	225	1,08,98,550
79	A-395	225	1,08,98,550
80	A-399	172	83,31,336
81	A-421	172	83,31,336
82	A-516	172	83,31,336
83	A-530	268	1,29,81,384
84	A-538	225	1,08,98,550
85	A-559	225	1,08,98,550



86	A-561	202	97,84,476
87	A-572	200	96,87,600
88	A-402	172	83,31,336
89	A-608	116	56,18,808
90	A-67	116	56,18,808
91	A-71	116	56,18,808
92	A-131	172	83,31,336
93	A-446	116	56,18,808
		17,197	83,29,88,286

Note:

The unsold inventory is valued at estimated Average Selling Price (ASP) as provided by the Promoters.

For
Mahadev Sawant & Co
Chartered Accountant

CA Mahadev Sawant
Proprietor
Membership No - 183312
FRN No- 147061W
UDIN No-
26183312ONEVDU7880



Place: Mumbai
Date: 23.04.2026



FORM 5

(See Rule 4 (2))

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

GoaRERA Registration Number (PRGO05242232)

This certificate is being issued for RERA compliance for the "One Goa – Phase 1" having Goa RERA Registration Number PRGO05242232 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)	52,78,31,823
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)	1,76,44,96,107
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)	17,197
	(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	83,29,88,286
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,59,74,84,393
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

CA Mahadev Sawant
Proprietor
Membership No.: - 183312
FRN No- 147061W
UDIN No-
26183312JGLZJN8588



Place: Mumbai
Date: 23.04.2026