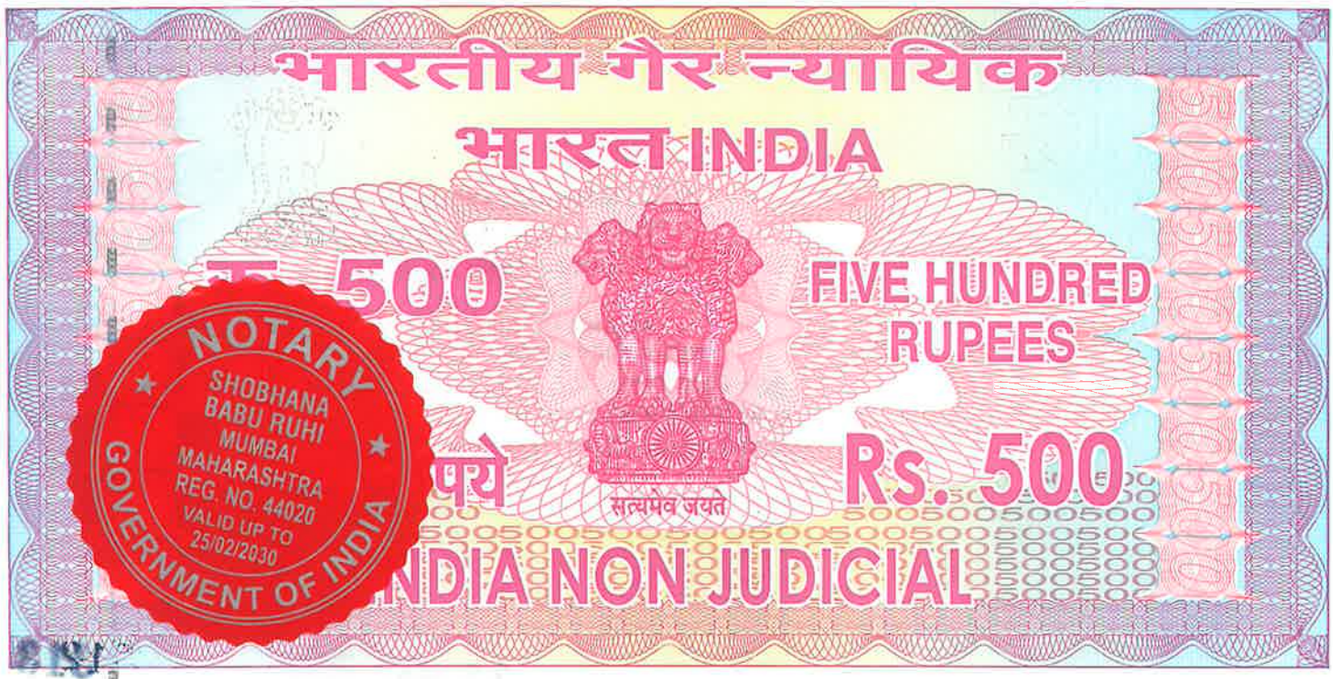

महाराष्ट्र MAHARASHTRA ◑ 2026 ◑ EY 949077

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००६
18 MAY 2026
सक्षम अधिकारी

श्री. विनायक जाधव

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **HOABL Impactum Land Private Limited**, a private limited company registered under CIN U70109MH2022PTC374991 under the Companies Act 2013, having its registered office at 701 Unit, 7th Floor, 1 Aerocity Building, NIBR Compound, Mohili Village, Sakinaka Safed Pool, Mumbai - 400072, being the Promoter of the Project named "**Sovereign Bay**" represented herein by its authorized signatory/ Director Mr. Rakesh Ramdas Gupta, son of Mr. Ramdas Zagaroo Gupta, age 43 years resident of H. No. 18/504, Rustomjee Evershine Global City, Virar West, Virar, Palghar, Maharashtra 401303 by resolution dated 08th December 2025.

I do hereby solemnly declare, undertake and state as under:

HOABL Impactum Land Private Limited

NOTARY SHOBHANA BABU RUHI MUMBAI MAHARASHTRA REG. NO. 44020 VALID UP TO 25/02/2030 GOVERNMENT OF INDIA

HOABL IMPACTUM LAND PRIVATE LIMITED
701 Unit, 7th Floor, 1 Aerocity Building,
NIBR Compound, Mohili Village, Sakinaka,
Safed Pool, Mumbai - 400072

जोडपत्र-१ Annexure - I

फक्त प्रतिज्ञापत्रासाठी Only for Afidavit

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रियावयची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रिवाची सही
परवाना क्रमांक : ८००००० [illegible]
मुद्रांक विक्रीचे ठिकाण/पत्ता : [illegible]
३/२७२, [illegible] सेंटर, [illegible]
शासकीय कार्यालयासाठी/न्यायालयासाठी [illegible]
कागदाची आवश्यकता नाही. [illegible]
ज्या कारणासाठी [illegible]
[illegible]

22 MAY 2026

22 MAY 2026

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(1) That pursuant to the Order dated 03rd November 2025 passed by the National Company Law Tribunal ("NCLT") approving the Scheme of Merger of Impactum Lands Private Limited with and into HOABL Impactum Land Private Limited, all that piece and parcel of land bearing **Survey No.178/1-A-Q-3** totally admeasuring **1,11,745 sq. mts.** of Village Sancoale, being part and parcel of a bigger property (corresponding to the Old Cadastral Lote (Plot) No. LXV(Part) Planta No. 14338) situated at Sancoale Village within the limits of Village Panchayat of Sancoale, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "**Larger Property**"), the Larger Property (including the right to develop the same together with all assets, liabilities, obligations, approvals, permissions, orders, NOCs, rights, entitlements, benefits, claims and interests in relation thereto) has been transferred to and vested in HOABL Impactum Land Private Limited, being the Resulting Company under the said Scheme of Merger. The said Order became effective on 05th December 2025 upon filing of the same with the Registrar of Companies by HOABL Impactum Land Private Limited.

(2) That pursuant to the aforesaid merger and vesting of rights, the Development Permission dated 23rd January 2026 bearing Reference No. MPDA/7-I-18/2025-26/1286 granted for carrying out the construction of Group Housing (Multifamily Dwelling) and Swimming Pool on on all that piece and parcel of land comprising Plot No. 308 admeasuring 3,995 square metres, forming part of Survey No. 178/1-A-Q-3 situated within the limits of Village Panchayat Sancoale, Taluka and Sub-District of Mormugao, District South Goa, State of Goa, more particularly described in the Second Schedule hereunder written (hereinafter referred to as the **"Project Land"**), has been issued in the name of Impactum Lands Private Limited, being the transferor company under the aforesaid Scheme of Merger. However, the same has been rectified to reflect the name of HOABL Impactum Land Private Limited vide subsequent Development Permission dated 30th March 2026 bearing Reference No. MPDA/7-I-18/2-25-26/2025-26/1786.

(3) That the Office of Village Panchayat Sancoale, Taluka Mormugao, Goa has issued Construction License dated 01st April 2026 bearing Construction License No. 61/2025-26 in respect of the aforesaid development. However, the said Construction License presently reflects the name of Impactum Lands Private Limited, being the erstwhile title holder prior to the aforesaid merger.

HOABL Impactum Land Private Limited

(4) That the Promoter has already initiated the process before the competent authority for recording the name of HOABL Impactum Land Private Limited in place of Impactum Lands Private Limited in the aforesaid Construction License and has submitted the requisite application in this regard. A copy of the acknowledgement evidencing such submission is annexed hereto.

(5) That the Promoter hereby undertakes to obtain and submit the necessary amendment/change in the Construction License reflecting the name of HOABL Impactum Land Private Limited in place of Impactum Lands Private Limited within a period of four (4) months from the date of this Affidavit or within such further period as may be permitted by the concerned authority.

(6) That the contents stated herein are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

THE FIRST SCHEDULE ABOVE REFERED TO:

Description of the "Larger Property"

ALL THAT PIECE AND PARCEL OF property admeasuring an area of 1,11,745 sq. mts. under Survey No.178/1-A-Q-3, of Village Sancoale Goa, within the limits of Village Panchayat of Sancoale, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office and is bounded as under:

North: By the property bearing Sy. No.194/1-A;
South: By the Survey No. 178/1(PART) & existing road;
East: By the Survey No. 192; and
West: By the Survey No. 178/1-A-Q & existing road.

HOABL Impactum Land Private Limited

THE SECOND SCHEDULE ABOVE REFERED TO:

Description of the "Project Land"

ALL THAT PIECE AND PARCEL OF property being the natural subdivided plot bearing Plot No. 308 admeasuring an area of 3995 sq. mts. under Survey No.178/1-A-Q-3, of Village Sancoale Goa, initially forming part and parcel of land, surveyed under Survey No. 178/1-A-Q of Sancoale Village, within the limits of Village Panchayat of Sancoale, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office and is bounded as under:

North: By the property bearing Sy. No.194/1-A
South: By 10mt wide Road;
East: By the Survey No.192 ; and
West: By PLOT-136,PLOT-137 & PLOT-139 ;

Solemnly affirmed on 20th day of June 2026 at Mumbai.

HOABL Impactum Land Private Limited

Mr. Rakesh Gupta
Deponent

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 20th day of June 2026.

Mr. _____

Deponent

HOABL Impactum Land Private Limited

NOTARY GOVERNMENT OF INDIA SHOBHANA BABU RUHI MUMBAI MAHARASHTRA REG NO. 44020 VALID UPTO 25/02/2030

BEFORE ME
20-06-2026
SHOBHANA BABU RUHI
NOTARY
Government of India
Mumbai Dist.

SR No. 1989 ...F No. 128
NOTARY Register 8 ...Date 20/6/26

V. P SANCOALE
Received
Date: 31/03/26

THE HOUSE OF ABHINANDAN LODHA

Date: 30-3-2026

To,

The Secretary,
VP-Sancoale,
Mormugao, Goa.

Subject: Intimation of change in company name pursuant to merger and request to consider approval in the name of HOABL Impactum Land Private Limited in respect of Group Housing (Multifamily Dwelling) & Swimming Pool situated in Survey No.178/1-A-Q-3 at Village Sancoale, Taluka Mormugao, Goa.

Dear Sir,

We wish to inform your office that pursuant to the Order dated 03rd November 2025 passed by the Hon'ble National Company Law Tribunal (NCLT) , the scheme of Merger of Impactum Lands Private Limited with and into HOABL Impactum Land Private Limited has been duly approved.

With respect to the above, also Mormugao Planning & Development Authority has issued us the revised development permission (Transfer) from Impactum Lands Private Limited to HOABL Impactum Land Private Limited vide Ref. No. MPDA/7-I-18/2025-26/1786 dated 30/03/2026 enclosed herewith.

Considering the above, we kindly request your office to take note of the above MPDA Order and grant the approval for group housing (Multifamily Dwelling) & Swimming Pool in the name of **HOABL Impactum Land Private Limited.**

Thanking You,

Yours faithfully,

NOTARY GOVERNMENT OF INDIA

For HOABL Impactum Land Private Limited.

Authorized Signatory

Encl:

1. NCLT Order
2. Transfer of Development Permission dated 30/03/2026.