



महाराष्ट्र MAHARASHTRA

2026

EY 949075



Notary Regl No. 04

Sr. No. 69/16 Date: 4 JUN 2026

प्रधान मुद्रांक कार्यालय, मुंबई
प.स. नि.क. ८.०००००६
18 MAY 2026
मुद्रांक 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:



(1) That **HOABL Impactum Land Private Limited** has a legal title to Plot 308, located on Survey No 178/1-A-Q-3, Sancoale Village, Mormugao Taluka, Goa on the land on which the development of the Project namely "**Sovereign Bay**" ('Project') is proposed.

(2) That there is a charge/mortgage on Survey No 178/1-A-Q-3, Sancoale Village, Mormugao Taluka, Goa by ICICI Bank.

(3) That the time period within which the Project shall be completed by **HOABL Impactum Land Private Limited** is 31st March 2029.

(4) That seventy per cent of the amounts realized by **HOABL Impactum Land Private Limited** for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(5) That the amounts form the separate account shall be withdrawn in accordance with Section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on website) Rules, 2017.

(6) That **HOABL Impactum Land Private Limited** shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(7) That for the sake of complete disclosure, it is stated by **HOABL Impactum Land Private Limited** that certain litigations pertaining to the title flow of the project land were instituted by the Communitade of Sancoale challenging past transactions forming part of the title chain. The said proceedings neither pertain to the present ownership of the project land nor affect the development of the Project and have all been finally adjudicated and concluded in favour of the title holders. The details thereof are set out below:

i. Special Civil Suit No. 18/2003/A

Status- Dismissed by the Civil Judge, Senior Division, Vasco da Gama, Goa vide Judgment and Decree dated 12.10.2011.

ii. First Appeal No. 73 of 2012

Status- Rejected and disposed of by the Hon'ble High Court of Bombay at Goa vide order dated 29.06.2015; the order has attained finality as the same is beyond limitation timelines.



iii. **Second Appeal No. 118 of 2003**

Status- Dismissed by the Hon'ble High Court of Bombay at Goa vide judgment dated 05.08.2014.

- (8) That in view of the aforesaid it is stated by **HOABL Impactum Land Private Limited** that there are no pending litigations or legal proceedings affecting the title of the project land and/or the development of the Project and/or the title of the Promoter to the project land and the Project.
- (9) That **HOABL Impactum Land Private Limited** shall take all the pending approvals on time from the competent authorities.
- (10) That **HOABL Impactum Land Private Limited** will not take up advertisement/ marketing etc. prior to the RERA registration.
- (11) That **HOABL Impactum Land Private Limited** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.
- (12) That **HOABL Impactum Land Private Limited** has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (13) That **HOABL Impactum Land Private Limited** shall not discriminate against any allottee at the time of allotment of any villa, apartment, plot or building, as the case may be.

Solemnly affirmed on 04th day of June 2026 at Mumbai.

Mr. Rakesh Gupta

Deponent



Rakesh Gupta

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 04th day of June 2026.

Mr. Rakesh Gupta

Deponent



Rakesh Gupta

BEFORE ME

