



Date: 15th July, 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



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)		63,58,66,308
	(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.	78,15,02,568	78,15,02,568
	(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	18,62,65,094
	Sub Total of Development Cost	2,09,03,85,945	1,60,36,33,970
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	2,50,74,57,071	
3	Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		2,02,07,05,096
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 %)		80.59%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		2,02,07,05,096
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		1,58,77,37,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		43,29,68,096

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

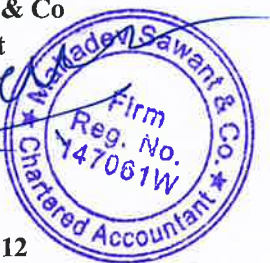
Mahadev Sawant

Proprietor

Membership No- 183312

FRN No-147061W

UDIN No- 26183312UYBXRS7122



Place: Mumbai

Date: 15th July, 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	143.00	63,56,442	58,87,326	4,69,116
2	A-105	143.00	62,40,321	53,75,094	8,65,227
3	A-106	143.00	73,51,803	5,75,550	67,76,253
4	A-107	143.00	63,56,442	59,01,125	4,55,317
5	A-109	143.00	63,56,442	59,65,326	3,91,116
6	A-110	143.00	64,56,442	54,14,515	10,41,927
7	A-111	143.00	62,53,155	62,53,155	-
8	A-112	143.00	62,89,798	42,75,613	20,14,185

9	A-114	143.00	63,56,442	47,25,953	16,30,489
10	A-118	140.00	61,96,716	41,42,186	20,54,530
11	A-119	155.00	68,42,222	45,89,208	22,53,014
12	A-130	202.00	84,58,600	62,72,353	21,86,247
13	A-132	172.00	76,66,140	45,95,775	30,70,365
14	A-136	172.00	78,66,140	71,65,319	7,00,821
15	A-141	172.00	79,16,140	66,61,432	12,54,708
16	A-145	172.00	76,35,079	65,36,917	10,98,162
17	A-150	172.00	75,10,837	39,44,651	35,66,186
18	A-151	172.00	76,66,140	68,68,258	7,97,882
19	A-160	172.00	76,66,140	71,78,880	4,87,260
20	A-161	172.00	1,03,81,427	12,47,937	91,33,490
21	A-162	172.00	78,67,140	39,35,505	39,31,635
22	A-163	172.00	76,66,140	70,20,005	6,46,135
23	A-171	172.00	76,66,140	44,18,097	32,48,043
24	A-179	172.00	74,42,898	69,65,933	4,76,965
25	A-184	172.00	83,31,336	73,47,156	9,84,180
26	A-185	172.00	79,16,140	70,74,777	8,41,363
27	A-193	172.00	76,16,140	57,06,101	19,10,039
28	A-196	172.00	76,35,079	17,60,756	58,74,323
29	A-198	172.00	76,16,140	70,17,980	5,98,160
30	A-204	172.00	76,04,019	6,00,270	70,03,749
31	A-205	172.00	88,89,629	15,15,326	73,74,303
32	A-206	172.00	1,06,60,428	25,77,755	80,82,673
33	A-207	172.00	78,66,140	72,53,106	6,13,034
34	A-211	172.00	80,10,837	67,06,602	13,04,235
35	A-212	172.00	78,66,140	68,36,343	10,29,797
36	A-216	172.00	75,15,755	70,31,935	4,83,820
37	A-217	172.00	76,66,140	62,98,334	13,67,806
38	A-221	172.00	86,90,433	16,84,483	70,05,950
39	A-222	172.00	78,66,140	59,12,173	19,53,967
40	A-223	172.00	79,66,140	64,47,879	15,18,261
41	A-230	172.00	1,09,39,428	23,80,543	85,58,885
42	A-231	172.00	76,66,140	70,65,006	6,01,134
43	A-232	172.00	76,66,140	61,84,172	14,81,968
44	A-234	172.00	79,66,140	68,50,396	11,15,744
45	A-235	172.00	76,66,140	64,01,149	12,64,991
46	A-236	172.00	75,36,079	68,80,826	6,55,253
47	A-237	172.00	76,66,140	70,65,007	6,01,133
48	A-241	172.00	75,36,079	65,42,397	9,93,682
49	A-245	172.00	76,66,140	49,37,140	27,29,000
50	A-254	172.00	81,66,140	44,74,752	36,91,388
51	A-259	172.00	80,66,140	67,95,843	12,70,297
52	A-265	172.00	81,66,140	63,21,781	18,44,359
53	A-266	172.00	76,66,140	70,65,006	6,01,134

54	A-267	172.00	76,66,140	17,52,370	59,13,770
55	A-275	172.00	76,66,140	54,46,848	22,19,292
56	A-276	172.00	81,66,140	75,35,257	6,30,883
57	A-277	172.00	90,34,629	16,35,002	73,99,627
58	A-280	172.00	76,66,140	61,65,009	15,01,131
59	A-283	172.00	1,11,25,528	10,90,413	1.00,35,115
60	A-284	172.00	76,66,140	70,70,637	5,95,503
61	A-285	172.00	76,35,079	64,68,888	11,66,191
62	A-287	172.00	81,66,140	13,00,664	68,65,476
63	A-291	172.00	78,66,140	72,53,106	6,13,034
64	A-292	172.00	75,85,080	71,33,768	4,51,312
65	A-295	172.00	76,66,140	70,70,756	5,95,384
66	A-296	172.00	81,66,140	75,35,256	6,30,884
67	A-299	172.00	77,66,140	71,59,056	6,07,084
68	A-300	172.00	78,66,140	72,51,298	6,14,842
69	A-301	172.00	76,66,140	74,50,384	2,15,756
70	A-305	172.00	77,66,140	63,72,184	13,93,956
71	A-307	172.00	76,66,140	71,32,006	5,34,134
72	A-308	172.00	73,65,140	33,11,448	40,53,692
73	A-314	172.00	78,66,140	66,19,358	12,46,782
74	A-316	172.00	78,66,140	73,63,381	5,02,759
75	A-318	172.00	78,66,140	72,53,107	6,13,033
76	A-320	172.00	1,14,04,628	20,19,915	93,84,713
77	A-325	172.00	77,82,092	58,46,230	19,35,862
78	A-327	172.00	75,05,019	69,13,470	5,91,549
79	A-328	172.00	76,35,079	70,35,793	5,99,286
80	A-331	172.00	76,66,140	70,20,006	6,46,134
81	A-332	172.00	76,66,140	44,35,519	32,30,621
82	A-333	172.00	80,36,079	74,12,932	6,23,147
83	A-334	172.00	91,53,933	14,24,548	77,29,385
84	A-335	172.00	76,66,140	71,14,203	5,51,937
85	A-337	172.00	81,66,140	77,57,572	4,08,568
86	A-343	172.00	79,66,140	59,67,022	19,99,118
87	A-346	172.00	1,09,68,228	35,99,668	73,68,560
88	A-347	172.00	77,60,837	32,44,130	45,16,707
89	A-349	172.00	70,62,353	59,49,962	11,12,391
90	A-350	172.00	76,35,079	63,87,479	12,47,600
91	A-351	172.00	81,35,079	16,28,397	65,06,682
92	A-352	172.00	81,35,079	66,68,922	14,66,157
93	A-356	226.00	1,01,12,056	73,94,128	27,17,928
94	A-358	232.00	1,00,44,762	71,88,444	28,56,318
95	A-359	184.00	87,08,600	81,54,683	5,53,917
96	A-398	172.00	81,35,737	69,49,712	11,86,025
97	A-400	172.00	81,35,737	62,59,552	18,76,185
98	A-405	172.00	80,66,800	75,57,429	5,09,371

99	A-406	172.00	78,42,552	70,70,712	7,71,840
100	A-411	172.00	81,35,737	77,27,157	4,08,580
101	A-426	172.00	75,99,399	56,34,569	19,64,830
102	A-428	172.00	78,66,140	73,37,973	5,28,167
103	A-429	172.00	78,66,140	73,63,548	5,02,592
104	A-430	172.00	76,35,079	71,78,217	4,56,862
105	A-431	172.00	77,66,140	72,63,792	5,02,348
106	A-439	172.00	82,65,140	76,70,986	5,94,154
107	A-442	175.00	78,01,200	65,22,907	12,78,293
108	A-444	116.00	51,53,988	46,03,578	5,50,410
109	A-450	116.00	51,53,988	47,70,474	3,83,514
110	A-454	116.00	51,03,988	40,98,040	10,05,948
111	A-455	116.00	53,40,716	5,23,444	48,17,272
112	A-456	116.00	50,54,988	46,44,653	4,10,335
113	A-457	116.00	51,53,988	47,17,012	4,36,976
114	A-459	116.00	50,54,988	41,59,762	8,95,226
115	A-463	116.00	56,23,630	51,44,026	4,79,604
116	A-474	121.00	53,81,463	29,01,051	24,80,412
117	A-477	121.00	54,31,463	44,98,271	9,33,192
118	A-481	116.00	54,27,138	49,59,225	4,67,913
119	A-482	116.00	51,55,155	47,03,422	4,51,733
120	A-484	116.00	50,48,928	46,08,516	4,40,412
121	A-486	116.00	51,03,988	33,92,633	17,11,355
122	A-487	116.00	52,03,988	46,50,352	5,53,636
123	A-488	116.00	52,03,988	41,89,058	10,14,930
124	A-490	116.00	51,53,988	42,30,794	9,23,194
125	A-492	116.00	51,11,964	46,80,332	4,31,632
126	A-495	116.00	52,05,155	47,54,356	4,50,799
127	A-496	116.00	51,53,988	9,50,000	42,03,988
128	A-497	116.00	51,53,988	51,53,988	-
129	A-499	116.00	52,03,988	40,63,091	11,40,897
130	A-500	116.00	51,55,155	48,00,576	3,54,579
131	A-503	116.00	50,54,155	46,80,263	3,73,892
132	A-504	116.00	51,13,122	39,00,904	12,12,218
133	A-512	116.00	51,53,988	35,26,713	16,27,275
134	A-513	116.00	51,61,964	41,84,904	9,77,060
135	A-514	116.00	51,53,988	48,09,216	3,44,772
136	A-526	116.00	50,63,122	18,77,156	31,85,966
137	A-527	116.00	59,95,303	10,42,069	49,53,234
138	A-545	172.00	76,35,079	19,01,211	57,33,868
139	A-564	225.00	1,07,45,831	1,00,02,033	7,43,798
140	A-571	127.00	56,51,063	47,74,193	8,76,870
141	A-579	116.00	51,53,988	3,65,245	47,88,743
142	A-581	116.00	55,82,976	51,05,790	4,77,186
143	A-595	186.00	86,01,228	81,24,343	4,76,885

144	A-600	116.00	50,42,105	41,98,455	8,43,650
145	A-609	116.00	51,55,155	47,17,581	4,37,574
146	A-611	116.00	51,55,155	44,18,424	7,36,731
147	A-612	116.00	50,71,089	26,16,337	24,54,752
148	A-617	116.00	53,23,630	45,02,792	8,20,838
149	A-618	116.00	51,53,988	39,26,714	12,27,274
150	A-619	116.00	51,82,976	24,63,840	27,19,136
151	A-620	116.00	52,52,988	47,95,383	4,57,605
152	A-621	116.00	71,10,052	3,69,636	67,40,416
153	A-622	116.00	54,82,976	40,61,814	14,21,162
154	A-624	116.00	51,55,155	42,61,862	8,93,293
155	A-02	172.00	76,66,140	64,67,948	11,98,192
156	A-03	172.00	76,66,140	65,82,950	10,83,190
157	A-04	172.00	76,66,140	64,61,691	12,04,449
158	A-05	172.00	72,83,308	68,10,879	4,72,429
159	A-07	172.00	1,09,39,428	7,73,173	1 01,66,255
160	A-08	172.00	75,85,079	50,91,797	24,93,282
161	A-09	172.00	76,35,079	70,35,622	5,99,457
162	A-10	172.00	77,10,837	64,14,514	12,96,323
163	A-12	172.00	76,66,140	70,65,006	6,01,134
164	A-14	172.00	76,16,140	61,67,798	14,48,342
165	A-15	172.00	76,16,140	50,29,684	25,86,456
166	A-17	172.00	78,51,791	60,79,507	17,72,284
167	A-18	172.00	76,66,140	57,36,844	19,29,296
168	A-19	172.00	78,66,140	74,13,354	4,52,786
169	A-24	186.00	85,01,000	72,86,817	12,14,183
170	A-25	190.00	85,81,600	58,37,982	27,43,618
171	A-26	187.00	85,73,507	72,81,763	12,91,744
172	A-27	172.00	76,16,140	71,74,484	4,41,656
173	A-28	172.00	76,16,140	70,29,484	5,86,656
174	A-30	172.00	77,65,140	58,28,335	19,36,805
175	A-41	177.00	80,93,600	68,10,765	12,82,835
176	A-44	116.00	52,05,155	48,83,297	3,21,858
177	A-45	116.00	50,50,072	22,18,831	28,31,241
178	A-46	116.00	52,05,155	42,74,229	9,30,926
179	A-47	116.00	52,03,988	47,71,049	4,32,939
180	A-49	116.00	52,04,155	47,49,509	4,54,646
181	A-51	116.00	51,63,471	31,77,588	19,85,883
182	A-52	116.00	51,55,155	43,89,116	7,66,039
183	A-53	116.00	51,55,155	45,95,142	5,60,013
184	A-57	116.00	51,85,155	22,87,514	28,97,641
185	A-58	174.00	78,20,602	72,05,341	6,15,261
186	A-60	116.00	52,05,155	47,50,448	4,54,707
187	A-61	116.00	51,55,155	43,43,170	8,11,985
188	A-62	116.00	51,84,138	47,59,038	4,25,100

189	A-63	116.00	53,55,155	45,06,365	8,48,790
190	A-64	116.00	52,05,155	48,74,352	3,30,803
191	A-65	116.00	52,05,155	44,59,046	7,46,109
192	A-66	116.00	51,84,138	39,17,877	12,66,261
193	A-68	116.00	51,84,138	38,68,074	13,16,064
194	A-69	116.00	51,55,155	47,03,420	4,51,735
195	A-70	116.00	51,05,155	1,00,000	50,05,155
196	A-72	116.00	50,38,855	50,38,855	-
197	A-73	116.00	51,55,155	38,91,757	12,63,398
198	A-74	116.00	52,54,155	39,44,762	13,09,393
199	A-75	168.00	73,87,200	55,56,072	18,31,128
200	A-76	143.00	63,04,798	57,84,663	5,20,135
201	A-77	118.00	51,76,600	48,45,427	3,31,173
202	A-80	197.00	88,93,600	52,86,591	36,07,009
203	A-81	115.00	56,41,770	45,34,005	11,07,765
204	A-83	167.00	1,00,61,042	14,97,982	85,63,060
205	A-84	143.00	63,56,400	48,89,650	14,66,750
206	A-90	143.00	63,04,798	57,41,292	5,63,506
207	A-91	143.00	63,56,442	53,61,401	9,95,041
208	A-92	143.00	65,80,620	61,37,591	4,43,029
209	A-93	143.00	65,80,620	61,44,076	4,36,544
210	A-95	143.00	63,30,620	58,72,746	4,57,874
211	A-96	143.00	58,30,369	52,96,378	5,33,991
212	A-97	143.00	63,30,620	59,11,357	4,19,263
213	A-98	143.00	63,30,620	9,27,915	54,02,705
214	A-101	143.00	62,57,442	43,70,213	18,87,229
215	A-102	143.00	63,56,442	58,96,047	4,60,395
216	A-108	143.00	63,56,442	53,48,730	10,07,712
217	A-115	172.00	78,16,140	67,20,524	10,95,616
218	A-121	182.00	83,20,400	77,59,381	5,61,019
219	A-123	174.00	80,59,200	75,11,240	5,47,960
220	A-126	174.00	1,02,27,213	38,41,217	63,85,996
221	A-133	172.00	75,85,140	39,92,545	35,92,595
222	A-142	172.00	76,35,079	58,58,010	17,77,069
223	A-144	172.00	76,35,079	50,18,584	26,16,495
224	A-149	172.00	76,66,140	63,11,808	13,54,332
225	A-152	172.00	81,44,079	52,78,606	28,65,473
226	A-153	172.00	81,04,019	54,40,080	26,63,939
227	A-154	172.00	76,66,140	59,01,141	17,64,999
228	A-157	172.00	78,66,140	66,85,340	11,80,800
229	A-158	172.00	78,66,140	10,45,000	68,21,140
230	A-159	172.00	76,66,140	31,82,310	44,83,830
231	A-168	172.00	76,16,140	14,96,677	61,19,463
232	A-186	172.00	75,16,140	69,95,334	5,20,806
233	A-190	172.00	78,35,079	72,23,893	6,11,186

234	A-191	172.00	78,66,140	59,01,572	19,64,568
235	A-192	172.00	76,16,140	57,06,101	19,10,039
236	A-195	172.00	91,53,933	18,12,419	73,41,514
237	A-197	172.00	78,04,019	64,22,082	13,81,937
238	A-201	172.00	76,35,079	32,56,428	43,78,651
239	A-202	172.00	76,16,140	76,16,140	-
240	A-210	172.00	1,01,99,427	6,09,970	95,89,457
241	A-213	172.00	76,16,140	62,01,710	14,14,430
242	A-215	172.00	75,67,140	70,92,706	4,74,434
243	A-224	172.00	76,66,140	72,23,344	4,42,796
244	A-229	172.00	79,66,140	60,75,536	18,90,604
245	A-239	172.00	79,16,140	74,19,921	4,96,219
246	A-240	172.00	75,36,079	50,54,751	24,81,328
247	A-242	172.00	81,35,079	68,74,061	12,61,018
248	A-244	172.00	76,66,140	64,48,943	12,17,197
249	A-247	172.00	78,66,140	72,53,109	6,13,031
250	A-248	172.00	76,66,140	64,51,058	12,15,082
251	A-253	172.00	79,52,791	76,70,071	2,82,720
252	A-256	172.00	76,66,140	61,73,723	14,92,417
253	A-257	172.00	75,15,140	69,22,989	5,92,151
254	A-258	172.00	75,15,140	61,86,506	13,28,634
255	A-261	172.00	76,66,140	64,70,219	11,95,921
256	A-262	172.00	76,66,140	64,51,055	12,15,085
257	A-268	172.00	76,66,140	65,63,922	11,02,218
258	A-269	172.00	75,53,140	69,41,737	6,11,403
259	A-272	172.00	76,35,079	65,30,741	11,04,339
260	A-273	172.00	76,04,019	64,37,733	11,66,286
261	A-274	172.00	75,36,079	70,06,872	5,29,207
262	A-281	172.00	76,34,079	64,31,636	12,02,443
263	A-286	172.00	78,66,140	59,48,839	19,17,301
264	A-293	172.00	79,65,140	37,67,886	41,97,254
265	A-294	172.00	78,66,140	66,33,203	12,32,937
266	A-303	172.00	78,66,140	66,27,224	12,38,916
267	A-304	172.00	78,66,140	66,19,358	12,46,782
268	A-306	172.00	76,66,140	66,57,486	10,08,655
269	A-309	172.00	79,66,140	55,98,981	23,67,159
270	A-310	172.00	76,66,140	49,64,932	27,01,208
271	A-312	172.00	76,66,140	65,63,922	11,02,218
272	A-313	172.00	86,64,129	8,75,951	77,88,178
273	A-322	172.00	75,10,837	44,56,358	30,54,479
274	A-323	172.00	76,66,140	50,55,000	26,11,140
275	A-324	172.00	76,66,140	64,58,647	12,07,493
276	A-326	172.00	76,66,140	58,59,666	18,06,474
277	A-338	172.00	77,29,780	67,19,944	10,09,836
278	A-340	172.00	80,10,837	68,21,737	11,89,100

279	A-344	172.00	80,10,837	35,76,759	44,34,078
280	A-354	225.00	1,03,57,604	88,44,231	15,13,373
281	A-357	233.00	1,01,69,496	65,54,238	36,15,258
282	A-397	237.00	1,10,52,600	94,43,654	16,08,946
283	A-401	172.00	81,35,737	15,94,605	65,41,132
284	A-403	172.00	81,66,800	13,10,856	68,55,944
285	A-408	172.00	75,99,377	55,97,661	20,01,716
286	A-412	172.00	75,99,377	47,30,324	28,69,053
287	A-413	172.00	81,16,800	68,34,063	12,82,737
288	A-414	172.00	80,85,787	74,96,678	5,89,110
289	A-415	172.00	80,53,278	32,97,302	47,55,976
290	A-416	176.00	82,35,325	76,00,503	6,34,822
291	A-417	186.00	87,67,454	49,56,730	38,10,724
292	A-419	152.00	70,36,393	65,96,077	4,40,316
293	A-424	172.00	76,04,729	70,70,689	5,34,040
294	A-427	172.00	79,52,791	55,63,116	23,89,675
295	A-435	172.00	78,51,791	78,51,791	-
296	A-436	172.00	78,51,791	70,58,848	7,92,943
297	A-437	172.00	78,51,791	70,09,061	8,42,730
298	A-438	172.00	76,35,079	72,36,410	3,98,669
299	A-440	172.00	74,42,898	24,71,375	49,71,523
300	A-441	143.00	65,56,442	52,82,500	12,73,942
301	A-443	140.00	64,23,000	59,95,832	4,27,168
302	A-445	116.00	52,54,155	38,17,975	14,36,180
303	A-448	116.00	51,13,122	46,97,839	4,15,283
304	A-449	116.00	51,32,976	29,29,703	22,03,273
305	A-451	116.00	52,03,988	21,73,377	30,30,611
306	A-453	116.00	51,53,988	43,91,146	7,62,842
307	A-458	116.00	51,53,988	35,15,609	16,38,379
308	A-460	116.00	53,40,716	38,21,466	15,19,250
309	A-464	143.00	69,55,442	39,65,245	29,90,197
310	A-465	121.00	52,94,975	31,83,034	21,11,941
311	A-466	121.00	53,81,463	27,53,429	26,28,034
312	A-467	121.00	52,82,463	44,45,283	8,37,180
313	A-468	121.00	53,81,463	35,30,186	18,51,277
314	A-469	121.00	79,08,856	6,62,787	72,46,069
315	A-470	153.00	70,48,486	63,81,781	6,66,705
316	A-471	184.00	79,87,448	69,17,588	10,69,860
317	A-472	184.00	81,58,600	50,03,716	31,54,884
318	A-479	121.00	54,31,463	45,80,027	8,51,436
319	A-483	116.00	50,48,928	42,43,676	8,05,252
320	A-489	116.00	52,74,845	47,71,073	5,03,772
321	A-494	116.00	52,03,988	19,85,000	32,18,988
322	A-498	116.00	51,53,988	47,57,329	3,96,659
323	A-502	179.00	82,49,477	77,19,821	5,29,656

324	A-506	116.00	51,55,155	44,62,310	6,92,845
325	A-509	116.00	50,48,928	27,69,443	22,79,485
326	A-510	116.00	51,11,964	39,47,996	11,63,968
327	A-520	116.00	53,40,716	44,60,368	8,80,348
328	A-529	190.00	87,47,332	64,82,829	22,64,503
329	A-541	225.00	1,02,95,831	37,31,191	65,64,641
330	A-543	150.00	66,48,502	61,49,546	4,98,956
331	A-544	150.00	67,25,600	61,80,427	5,45,173
332	A-546	141.00	62,42,731	57,37,247	5,05,484
333	A-547	225.00	1,04,22,744	95,39,535	8,83,208
334	A-548	143.00	65,83,856	52,05,625	13,78,231
335	A-555	183.00	83,65,087	76,23,934	7,41,153
336	A-556	225.00	1,02,95,831	87,73,470	15,22,361
337	A-560	198.00	1,02,96,832	95,39,167	7,57,665
338	A-573	151.00	69,91,297	63,41,833	6,49,464
339	A-574	116.00	52,96,802	44,03,618	8,93,184
340	A-575	116.00	52,05,155	40,17,078	11,88,077
341	A-576	116.00	51,55,155	42,56,860	8,98,295
342	A-577	116.00	52,54,155	39,28,970	13,25,185
343	A-583	116.00	51,03,988	46,81,397	4,22,591
344	A-584	116.00	52,55,716	40,58,021	11,97,695
345	A-589	151.00	69,91,297	63,72,548	6,18,749
346	A-596	179.00	78,99,477	65,02,409	13,97,068
347	A-597	116.00	52,52,988	48,74,232	3,78,756
348	A-598	116.00	68,30,558	6,69,467	61,61,091
349	A-599	116.00	68,30,558	5,70,467	62,60,091
350	A-602	187.00	92,44,224	64,31,324	28,12,900
351	A-603	124.00	60,16,263	44,57,441	15,58,822
352	A-604	116.00	51,55,155	42,03,038	9,52,117
353	A-606	116.00	51,34,138	39,43,019	11,91,119
354	A-610	116.00	51,55,155	43,78,017	7,77,138
355	A-613	116.00	51,55,155	47,44,535	4,10,620
356	A-615	124.00	54,99,600	31,51,218	23,48,382
357	A-623	116.00	51,03,988	32,18,237	18,85,751
358	A-626	116.00	52,68,759	38,62,328	14,06,431
359	A-627	116.00	52,46,802	44,86,823	7,59,979
360	A-628	124.00	60,16,263	41,34,654	18,81,609
361	A-C6	172.00	76,66,140	54,23,661	22,42,479
362	A-11	172.00	76,21,852	40,53,754	35,68,098
363	A-13	172.00	77,51,791	33,23,926	44,27,865
364	A-21	171.00	86,65,442	16,61,558	70,03,885
365	A-32	172.00	76,66,140	59,12,951	17,53,189
366	A-33	172.00	79,52,791	48,27,942	31,24,849
367	A-48	116.00	51,55,155	38,21,772	13,33,383
368	A-50	116.00	51,79,155	8,97,293	42,81,862

369	A-87	143.00	63,05,035	57,90,489	5,14,546
370	A-89	143.00	65,56,906	13,54,964	52,01,942
371	A-100	174.00	1,06,61,321	5,43,727	1,01,17,594
372	A-117	132.00	58,60,800	4,90,110	53,70,690
373	A-146	172.00	97,84,129	17,15,070	80,69,059
374	A-147	172.00	77,84,862	54,08,185	23,76,677
375	A-148	172.00	76,66,140	64,51,136	12,15,004
376	A-155	172.00	91,35,129	18,08,755	73,26,374
377	A-189	172.00	77,01,791	70,98,173	6,03,618
378	A-199	172.00	92,45,933	5,61,194	86,84,739
379	A-203	172.00	88,47,129	16,15,667	72,31,462
380	A-228	172.00	76,66,140	32,27,163	44,38,977
381	A-243	172.00	1,00,10,427	5,05,427	95,05,000
382	A-249	172.00	76,66,140	30,35,792	46,30,348
383	A-250	172.00	79,66,140	18,77,595	60,88,545
384	A-251	172.00	78,66,140	54,92,716	23,73,424
385	A-252	172.00	76,66,140	27,88,425	48,77,715
386	A-260	172.00	88,49,129	76,07,127	12,42,002
387	A-263	172.00	76,66,140	56,99,699	19,66,441
388	A-270	172.00	77,60,837	27,24,054	50,36,783
389	A-271	172.00	81,66,140	24,04,929	57,61,211
390	A-279	172.00	1,13,09,329	24,08,228	89,01,101
391	A-282	172.00	81,66,140	29,32,590	52,33,550
392	A-289	172.00	76,66,140	7,58,948	69,07,192
393	A-297	172.00	79,23,791	40,34,585	38,89,206
394	A-298	172.00	76,66,140	14,33,335	62,32,805
395	A-302	172.00	81,02,791	67,00,417	14,02,374
396	A-329	172.00	76,66,140	53,12,636	23,53,504
397	A-330	172.00	76,66,140	59,86,979	16,79,162
398	A-341	172.00	81,66,140	6,00,000	75,66,140
399	A-342	172.00	81,66,140	5,00,000	76,66,140
400	A-345	172.00	80,51,791	7,89,156	72,62,635
401	A-348	172.00	76,35,079	53,44,016	22,91,063
402	A-355	189.00	1,01,41,544	18,63,026	82,78,518
403	A-418	177.00	82,74,808	57,66,246	25,08,562
404	A-425	172.00	79,52,791	53,77,074	25,75,717
405	A-434	172.00	78,51,791	71,42,396	7,09,395
406	A-447	116.00	59,95,303	4,42,600	55,52,703
407	A-452	116.00	52,89,716	32,98,139	19,91,577
408	A-473	122.00	56,24,035	49,50,171	6,73,864
409	A-475	121.00	54,31,463	21,89,923	32,41,540
410	A-485	116.00	52,03,988	36,06,367	15,97,621
411	A-511	116.00	51,11,964	17,86,511	33,25,453
412	A-549	225.00	1,08,98,550	2,20,995	1,06,77,555
413	A-551	122.00	60,23,964	5,51,358	54,72,606

414	A-552	142.00	69,13,086	12,23,822	56,89,264
415	A-566	225.00	1,03,22,744	84,06,286	19,16,458
416	A-578	116.00	53,18,759	37,11,101	16,07,658
417	A-580	116.00	52,03,988	18,03,182	34,00,806
418	A-585	116.00	51,64,716	25,24,448	26,40,268
419	A-586	116.00	53,39,716	44,42,838	8,96,878
420	A-601	144.00	76,70,825	13,81,570	62,89,255
421	A-607	116.00	52,03,988	43,94,153	8,09,835
422	A-16	172.00	79,01,791	60,75,680	18,26,111
423	A-59	158.00	84,14,389	15,21,048	68,93,341
424	A-78	284.00	1,31,66,800	32,30,666	99,36,134
425	A-79	186.00	88,27,911	42,30,000	45,97,911
426	A-86	143.00	73,66,104	13,68,551	59,97,553
427	A-99	159.00	78,56,110	7,93,467	70,62,643
428	A-116	172.00	85,69,129	16,51,687	69,17,442
429	A-127	202.00	1,10,84,728	20,59,000	90,25,728
430	A-156	172.00	90,34,129	16,43,757	73,90,372
431	A-169	172.00	76,16,140	48,18,409	27,97,731
432	A-178	172.00	88,49,129	12,07,127	76,42,002
433	A-214	172.00	79,01,791	72,11,601	6,90,190
434	A-220	172.00	88,49,129	8,67,303	79,81,826
435	A-227	172.00	83,86,129	15,23,924	68,62,205
436	A-404	172.00	80,42,547	71,94,717	8,47,830
437	A-420	152.00	70,40,466	44,35,367	26,05,099
438	A-423	172.00	77,52,791	52,46,522	25,06,269
439	A-501	172.00	90,84,129	16,53,658	74,30,471
440	A-521	116.00	50,69,716	43,01,557	7,68,159
441	A-524	116.00	53,40,716	48,04,350	5,36,366
442	A-554	189.00	98,04,099	17,51,212	80,52,887
443	A-563	112.00	55,93,481	9,62,510	46,30,971
444	A-569	148.00	65,81,342	55,08,548	10,72,794
445	A-588	116.00	59,04,303	10,24,249	48,80,054
446	A-593	148.00	75,50,827	3,00,000	72,50,827
447	A-605	116.00	52,39,716	40,32,112	12,07,604
448	A-625	116.00	73,90,602	26,46,388	47,44,214
449	A-255	172.00	81,66,140	61,83,758	19,82,382
450	A-336	172.00	80,67,140	35,01,239	45,65,901
451	A-542	186.00	89,65,031	84,91,173	4,73,858
452	A-94	143.00	70,54,104	11,22,000	59,32,104
453	A-138	172.00	84,84,129	15,34,857	69,49,272
454	A-140	174.00	90,30,623	16,43,063	73,87,560
455	A-165	172.00	88,34,129	16,04,157	72,29,972
456	A-187	172.00	84,79,129	16,33,867	68,45,262
457	A-200	172.00	86,64,129	44,25,167	42,38,962
458	A-218	172.00	84,84,129	15,34,857	69,49,272

459	A-238	172.00	88,49,129	16,16,065	72,33,064
460	A-515	172.00	92,19,129	16,88,699	75,30,430
461	A-517	116.00	60,10,303	10,51,110	49,59,193
462	A-531	197.00	1,02,22,814	22,89,442	79,33,372
463	A-550	146.00	72,80,384	12,96,515	59,83,869
464	A-557	172.00	88,84,129	58,27,397	30,56,732
465	A-567	178.00	91,46,492	16,66,035	74,80,457
466	A-591	116.00	59,50,303	12,66,817	46,83,486
467	A-120	169.00	85,76,948	15,53,235	70,23,713
468	A-587	116.00	59,05,303	10,30,214	48,75,089
469	A-22	172.00	86,64,129	7,04,171	79,59,958
470	A-23	172.00	85,25,129	8,60,784	76,64,345
471	A-29	172.00	84,81,129	15,42,829	69,38,300
472	A-31	172.00	86,64,129	14,91,740	71,72,389
473	A-34	172.00	85,72,129	8,65,785	77,06,344
474	A-35	172.00	85,72,129	15,60,939	70,11,190
475	A-36	172.00	91,53,629	16,76,664	74,76,965
476	A-37	172.00	94,89,629	17,43,532	77,46,097
477	A-38	172.00	90,34,629	17,88,857	72,45,772
478	A-39	172.00	1,03,81,427	12,42,642	91,38,785
479	A-43	172.00	78,16,140	66,00,393	12,15,747
480	A-54	116.00	51,85,155	32,93,806	18,91,349
481	A-55	116.00	51,85,155	39,88,943	11,96,212
482	A-56	116.00	51,85,155	28,19,989	23,65,166
483	A-82	143.00	74,24,503	13,24,952	60,99,551
484	A-113	143.00	73,54,490	13,18,618	60,35,872
485	A-122	225.00	1,15,00,445	19,32,088	95,68,357
486	A-125	126.00	77,08,376	3,89,196	73,19,180
487	A-129	139.00	79,59,252	11,93,888	67,65,364
488	A-137	172.00	86,64,129	15,70,497	70,93,632
489	A-139	172.00	84,84,129	8,48,328	76,35,801
490	A-143	172.00	85,71,129	15,45,000	70,26,129
491	A-167	172.00	1,00,10,427	99,000	99,11,427
492	A-177	172.00	1,03,81,427	7,18,484	96,62,943
493	A-180	172.00	91,28,933	18,25,787	73,03,146
494	A-181	172.00	91,28,933	17,89,271	73,39,662
495	A-183	172.00	1,01,99,427	8,43,615	93,55,812
496	A-188	172.00	83,86,129	23,62,150	60,23,979
497	A-208	172.00	91,78,933	16,81,655	74,97,278
498	A-209	172.00	1,01,99,427	11,16,716	90,82,711
499	A-219	172.00	88,49,129	25,91,951	62,57,178
500	A-225	172.00	83,86,129	15,23,924	68,62,205
501	A-226	172.00	83,86,129	15,23,924	68,62,205
502	A-278	172.00	94,28,933	18,31,452	75,97,481
503	A-290	172.00	78,66,140	72,53,106	6,13,034

504	A-319	172.00	88,89,629	28,52,853	60,36,776
505	A-321	172.00	80,10,837	47,78,885	32,31,952
506	A-339	172.00	80,10,837	68,56,368	11,54,469
507	A-360	227.00	1,19,71,567	8,85,185	1,10,86,382
508	A-361	225.00	1,19,71,567	11,40,185	1,08,31,382
509	A-362	225.00	1,19,71,567	10,59,629	1,09,11,938
510	A-399	172.00	1,14,04,628	10,18,768	1,03,85,860
511	A-410	172.00	75,99,377	55,60,753	20,38,624
512	A-433	172.00	78,51,791	59,76,406	18,75,385
513	A-478	121.00	59,86,720	2,50,000	57,36,720
514	A-480	134.00	66,76,156	11,76,879	54,99,277
515	A-505	116.00	51,55,155	40,07,915	11,47,240
516	A-518	116.00	59,95,303	10,48,125	49,47,178
517	A-519	116.00	60,85,040	6,45,000	54,40,040
518	A-522	116.00	60,15,040	6,07,519	54,07,521
519	A-523	116.00	60,46,402	10,64,300	49,82,102
520	A-525	116.00	58,10,303	5,86,841	52,23,462
521	A-528	116.00	59,22,040	8,88,545	50,33,495
522	A-532	225.00	1,19,84,045	23,85,141	95,98,904
523	A-533	225.00	1,10,60,445	21,67,089	88,93,356
524	A-534	225.00	1,10,60,445	21,22,845	89,37,600
525	A-535	225.00	1,10,60,445	21,56,139	89,04,306
526	A-536	225.00	1,15,59,637	13,23,100	1,02,36,537
527	A-537	250.00	1,20,67,486	22,44,361	98,23,125
528	A-539	182.00	97,82,081	17,46,852	80,35,229
529	A-540	172.00	79,66,140	35,48,917	44,17,224
530	A-558	152.00	74,30,101	13,26,160	61,03,941
531	A-562	174.00	96,98,425	17,85,084	79,13,341
532	A-565	162.00	79,42,390	14,35,615	65,06,775
533	A-568	130.00	64,31,080	6,03,044	58,28,036
534	A-570	152.00	92,82,732	10,79,486	82,03,246
535	A-582	174.00	87,52,623	8,75,176	78,77,447
536	A-590	144.00	76,70,825	13,81,570	62,89,255
537	A-592	116.00	59,95,303	10,42,069	49,53,234
538	A-614	116.00	51,55,155	47,99,788	3,55,367
539	A-616	124.00	59,66,008	48,05,627	11,60,381
540	A-246	172.00	78,66,140	72,53,108	6,13,032
541	A-353	186.00	86,33,000	86,33,000	-
542	A-432	172.00	75,41,898	70,27,456	5,14,442
543	A-462	116.00	53,23,630	48,61,876	4,61,754
544	A-608	116.00	73,90,602	4,36,000	69,54,602
545	A-407	172.00	84,84,129	13,99,857	70,84,272
		85,723.00	4,04,82,30,523	2,38,59,82,234	1,66,22,48,289

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-311	172	83,31,336
4	A-317	172	83,31,336
5	A-20	172	83,31,336
6	A-173	172	83,31,336
7	A-315	172	83,31,336
8	A-461	116	56,18,808
9	A-493	116	56,18,808
10	A-594	148	71,68,824
11	A-85	143	69,26,634
12	A-409	172	83,31,336
13	A-422	172	83,31,336
14	A-476	121	58,60,998
15	A-491	116	56,18,808
16	A-507	116	56,18,808
17	A-508	116	56,18,808
18	A-553	141	68,29,758
19	A-42	271	1,31,26,698
20	A-88	143	69,26,634
21	A-172	172	83,31,336
22	A-233	172	83,31,336
23	A-01	171	82,82,898
24	A-40	172	83,31,336
25	A-124	116	56,18,808
26	A-128	115	55,70,370
27	A-164	172	83,31,336
28	A-166	172	83,31,336
29	A-170	172	83,31,336
30	A-174	172	83,31,336
31	A-175	172	83,31,336
32	A-176	172	83,31,336
33	A-182	172	83,31,336
34	A-194	172	83,31,336
35	A-288	172	83,31,336
36	A-363	225	1,08,98,550
37	A-364	225	1,08,98,550
38	A-365	225	1,08,98,550
39	A-366	225	1,08,98,550
40	A-367	225	1,08,98,550

41	A-368	225	1,08,98,550
42	A-369	225	1,08,98,550
43	A-370	225	1,08,98,550
44	A-371	225	1,08,98,550
45	A-372	225	1,08,98,550
46	A-373	225	1,08,98,550
47	A-374	225	1,08,98,550
48	A-375	225	1,08,98,550
49	A-376	225	1,08,98,550
50	A-377	225	1,08,98,550
51	A-378	225	1,08,98,550
52	A-379	225	1,08,98,550
53	A-380	225	1,08,98,550
54	A-381	225	1,08,98,550
55	A-382	225	1,08,98,550
56	A-383	225	1,08,98,550
57	A-384	226	1,09,46,988
58	A-385	226	1,09,46,988
59	A-386	225	1,08,98,550
60	A-387	225	1,08,98,550
61	A-388	225	1,08,98,550
62	A-389	225	1,08,98,550
63	A-390	225	1,08,98,550
64	A-391	225	1,08,98,550
65	A-392	225	1,08,98,550
66	A-393	225	1,08,98,550
67	A-394	225	1,08,98,550
68	A-395	225	1,08,98,550
69	A-421	172	83,31,336
70	A-516	172	83,31,336
71	A-530	268	1,29,81,384
72	A-538	225	1,08,98,550
73	A-559	225	1,08,98,550
74	A-561	202	97,84,476
75	A-572	200	96,87,600
76	A-402	172	83,31,336
77	A-67	116	56,18,808
78	A-71	116	56,18,808
79	A-131	172	83,31,336
80	A-446	116	56,18,808
		15,115	73,21,40,370

Note:

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

**For Mahadev Sawant & Co
Chartered Accountant**

Mahadev Sawant

Proprietor

Membership No- 183312

FRN No-147061W

UDIN No- 26183312UYBXRS7122



Place: Mumbai

Date: 15th July, 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)	48,67,51,975
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)	1,66,22,48,289
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)	15,115
	(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	73,21,40,370
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,39,43,88,659
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

Mahadev Sawant

Proprietor

Membership No- 183312

FRN No- 147061W

UDIN No-26183312RTWLOC8025



Place: Mumbai

Date: 15th July, 2026