



U S MISHRA AND ASSOCIATES

CHARTERED ACCOUNTANTS

CA. Udal Mishra

M.com, FCA, DISA, ERM,
FAFD, ISO Lead Auditor

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 Goa RERA Registration Number PRGO08232080

Sr No		Particulars	Estimated	Incurred
1	(i)	Land Cost		
	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	1,06,65,63,740	76,19,92,451
		OR		
		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)		
	b.	Amount of Premium payable to obtain development rights, FAR, additional FAR, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.		
	c.	Acquisition cost of TDR (if any)		
	d.	Amounts payable to State Government or competent authority or any other statutory authority of the state or Central Government, towards stamp duty, transfer charges, registration fees etc; and		
	e.	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) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by CA)		
		Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
		(iii) 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 or rent in lieu of Transit Accommodation, overheads cost.		
		(iv) 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.		
		Sub Total of Land Cost	1,06,65,63,740	76,19,92,451
	(ii)	Development Cost / Cost of Construction of Building:		
	a.	(i) Estimated Cost of Construction as certified by Engineer	73,68,62,300	
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		79,27,182
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
		(iii) On-site expenditure incurred for development of project or phase of the project registered i.e. salaries, consultants	14,19,64,508	0

		fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. excluding cost of construction as per (i) or (ii) above		
		(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.	Payment of Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	5,00,00,000	0
	c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	36,00,00,000	55,183
		Sub Total of Development Cost	1,28,88,26,808	79,82,365
2		Total Estimated Cost of the Real Estate Project [I(i)+I(ii)] of Estimated Column	2,35,53,90,548	
3		Total Cost incurred of the Real Estate Project [I(i)+I(ii)] of Incurred Column		76,99,74,816
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 %)		32.69%
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		76,99,74,816
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		-
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		76,99,74,816

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for **Impactum Lands 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 U S MISHRA AND ASSOCIATES
CHARTERED ACCOUNTANT

CA.UDAL SARDA MISHRA
 Proprietor

Membership No.: - 123339

FRN No.: - 153188W

UDIN No.: - 23123339BGYMEU9463.

Place: Mumbai

Date: 13/10/2023.



Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory:

Sr No.	Plot No	Carpet Area (Sq Mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
1	165	250	1,76,60,575	30,00,000	1,46,60,575
2	179	225	1,79,61,950	26,94,293	1,52,67,657
			3,56,22,525	56,94,293	2,99,28,232



Unsold Inventory Valuation:

SN	Plot No	Area (in sqm)	Amount as per ASP
1	1	225	1,62,26,730
2	2	225	1,62,26,730
3	3	225	1,62,26,730
4	4	225	1,62,26,730
5	5	225	1,62,26,730
6	6	295	2,12,75,046
7	7	295	2,12,75,046
8	8	290	2,09,14,452
9	9	285	2,05,53,858
10	10	285	2,05,53,858
11	11	285	2,05,53,858
12	12	285	2,05,53,858
13	13	415	2,99,29,302
14	14	310	2,23,56,828
15	15	310	2,23,56,828
16	16	305	2,19,96,234
17	17	295	2,12,75,046
18	18	290	2,09,14,452
19	19	285	2,05,53,858
20	20	275	1,98,32,670
21	21	370	2,66,83,956
22	22	225	1,62,26,730



23	23	225	1,62,26,730
24	24	225	1,62,26,730
25	25	225	1,62,26,730
26	26	225	1,62,26,730
27	27	225	1,62,26,730
28	28	390	2,81,26,332
29	29	260	1,87,50,888
30	30	225	1,62,26,730
31	31	225	1,62,26,730
32	32	225	1,62,26,730
33	33	225	1,62,26,730
34	34	225	1,62,26,730
35	35	225	1,62,26,730
36	36	225	1,62,26,730
37	37	225	1,62,26,730
38	38	225	1,62,26,730
39	39	225	1,62,26,730
40	40	285	2,05,53,858
41	41	290	2,09,14,452
42	42	225	1,62,26,730
43	43	225	1,62,26,730
44	44	225	1,62,26,730
45	45	225	1,62,26,730
46	46	225	1,62,26,730
47	47	225	1,62,26,730
48	48	225	1,62,26,730



49	49	225	1,62,26,730
50	50	225	1,62,26,730
51	51	225	1,62,26,730
52	52	235	1,69,47,918
53	53	370	2,66,83,956
54	54	225	1,62,26,730
55	55	225	1,62,26,730
56	56	225	1,62,26,730
57	57	225	1,62,26,730
58	58	225	1,62,26,730
59	59	225	1,62,26,730
60	60	225	1,62,26,730
61	64	225	1,62,26,730
62	65	225	1,62,26,730
63	66	225	1,62,26,730
64	67	225	1,62,26,730
65	68	225	1,62,26,730
66	69	225	1,62,26,730
67	70	225	1,62,26,730
68	71	340	2,45,20,392
69	72	260	1,87,50,888
70	73	225	1,62,26,730
71	74	225	1,62,26,730
72	75	225	1,62,26,730
73	76	225	1,62,26,730
74	77	225	1,62,26,730



75	78	225	1,62,26,730
76	79	225	1,62,26,730
77	80	225	1,62,26,730
78	81	225	1,62,26,730
79	82	225	1,62,26,730
80	83	240	1,73,08,512
81	84	310	2,23,56,828
82	85	235	1,69,47,918
83	86	225	1,62,26,730
84	87	225	1,62,26,730
85	88	225	1,62,26,730
86	89	225	1,62,26,730
87	90	225	1,62,26,730
88	91	225	1,62,26,730
89	92	225	1,62,26,730
90	93	225	1,62,26,730
91	94	225	1,62,26,730
92	95	235	1,69,47,918
93	96	315	2,27,17,422
94	97	225	1,62,26,730
95	98	225	1,62,26,730
96	99	225	1,62,26,730
97	100	225	1,62,26,730
98	101	225	1,62,26,730
99	102	225	1,62,26,730
100	103	225	1,62,26,730



101	106	240	1,73,08,512
102	107	225	1,62,26,730
103	108	225	1,62,26,730
104	109	225	1,62,26,730
105	110	225	1,62,26,730
106	111	225	1,62,26,730
107	112	225	1,62,26,730
108	113	225	1,62,26,730
109	114	225	1,62,26,730
110	115	255	1,83,90,294
111	116	300	2,16,35,640
112	117	230	1,65,87,324
113	118	225	1,62,26,730
114	119	225	1,62,26,730
115	120	225	1,62,26,730
116	121	225	1,62,26,730
117	122	225	1,62,26,730
118	123	225	1,62,26,730
119	124	225	1,62,26,730
120	125	225	1,62,26,730
121	126	225	1,62,26,730
122	127	225	1,62,26,730
123	139	225	1,62,26,730
124	140	225	1,62,26,730
125	141	225	1,62,26,730
126	142	235	1,69,47,918

127	143	275	1,98,32,670
128	144	335	2,41,59,798
129	145	395	2,84,86,926
130	146	450	3,24,53,460
131	147	225	1,62,26,730
132	148	225	1,62,26,730
133	149	225	1,62,26,730
134	150	225	1,62,26,730
135	151	225	1,62,26,730
136	152	225	1,62,26,730
137	153	225	1,62,26,730
138	154	225	1,62,26,730
139	155	365	2,63,23,362
140	156	365	2,63,23,362
141	157	225	1,62,26,730
142	158	225	1,62,26,730
143	159	225	1,62,26,730
144	160	460	3,31,74,648
145	161	360	2,59,62,768
146	162	335	2,41,59,798
147	163	280	2,01,93,264
148	164	260	1,87,50,888
149	166	240	1,73,08,512
150	167	235	1,69,47,918
151	168	260	1,87,50,888
152	170	285	2,05,53,858



153	171	250	1,80,29,700
154	172	250	1,80,29,700
155	173	250	1,80,29,700
156	174	290	2,09,14,452
157	175	225	1,62,26,730
158	176	225	1,62,26,730
159	177	225	1,62,26,730
160	178	225	1,62,26,730
161	180	225	1,62,26,730
162	181	225	1,62,26,730
163	182	225	1,62,26,730
164	183	225	1,62,26,730
165	184	360	2,59,62,768
166	185	245	1,76,69,106
167	186	225	1,62,26,730
168	187	240	1,73,08,512
169	188	225	1,62,26,730
170	189	225	1,62,26,730
171	190	225	1,62,26,730
172	191	225	1,62,26,730
173	192	225	1,62,26,730
174	193	225	1,62,26,730
175	194	225	1,62,26,730
176	195	225	1,62,26,730
177	196	290	2,09,14,452
178	197	250	1,80,29,700



179	198	250	1,80,29,700
180	199	250	1,80,29,700
181	200	285	2,05,53,858
182	201	280	2,01,93,264
183	202	275	1,98,32,670
184	203	275	1,98,32,670
185	204	275	1,98,32,670
186	205	275	1,98,32,670
187	206	275	1,98,32,670
188	207	275	1,98,32,670
189	208	370	2,66,83,956
190	209	345	2,48,80,986
191	210	275	1,98,32,670
192	211	640	4,61,56,032
193	212	275	1,98,32,670
194	213	275	1,98,32,670
195	214	275	1,98,32,670
196	215	275	1,98,32,670
197	216	275	1,98,32,670
198	217	275	1,98,32,670
199	218	280	2,01,93,264
200	219	255	1,83,90,294
201	220	275	1,98,32,670
202	221	290	2,09,14,452
203	222	310	2,23,56,828
204	223	345	2,48,80,986

205	224	385	2,77,65,738
206	225	430	3,10,11,084
		52,790	3,80,71,51,452

Note:

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





U S MISHRA AND ASSOCIATES
CHARTERED ACCOUNTANTS

CA. Udal Mishra

M.com, FCA, DISA, ERM,
FAFD, ISO Lead Auditor

FORM 5
(See Rule 4 (2))
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
CHARTERED ACCOUNTANT'S CERTIFICATE

GoaRERA Registration Number (PRGO08232080)

This certificate is being issued for RERA compliance for the "Gulf of Goa" having Goa RERA Registration Number (PRGO08232080) being developed by **Impactum Lands 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)	1,58,54,15,732
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)	2,99,28,232
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	52,790 Sqm
	(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	3,80,71,51,452
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,83,70,79,684
5	Amount to be deposited in Designated Account – 70% or 100%	70%

For U S MISHRA AND ASSOCIATES
CHARTERED ACCOUNTANT

CA.UDAL SARDA MISHRA
Proprietor

Membership No.: - 123339

FRN No.: - 153188W

UDIN No.: - 23123339BGYMEV6550.

Place: Mumbai

Date: 13/10/2023.

