Annexure II

FORM 3 (See Regulation 3)
Project Name: Bloomdale Duplex Home 4
Cost of Real Estate project
(As on 31st December 2018)
Maha RERA Registation Number P50500007215

Amount (Rs.)

Sr. No		Particulars	Estimated	Incurred
1	i.	**Land cost**		
	a	Acquisition cost of land an development rights, lease premium, lease rent, interest cost incurred or payable on land cost and legal cost	65,23,798	65,23,798
	b	Amount of premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive, under DCR from local authority or state government or any other statutory authority.	26,68,654	26,68,654
	c	Acquisition cost of TDR (if any)	-	-
	d	Amounts payable to state government or competent authority or any other authority of the state or central government towards stamp duty, transfer charges, registration fees etc; and	1,11,305	1,11,305
	f	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	g	**Under Rehabilatation Scheme:**		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by the engineer.	-	-
	(ii)	Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA.		
		Note: (For total cost of construction incurred, Minimum of (i) or (ii) 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 , overhead cost.	-	-
	(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or an amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
		Sub-Total Of Land Cost	**93,03,756**	**93,03,756**
	ii.	**Development cost/Cost of construction**		
	a (i)	Estimated cost of construction as certified by Engineer (Certificate Dated 12.01.2019)	3,80,78,502	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		2,93,16,974
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered)		
	(iii)	On-site expenditure for development of entire project excluding cost of construction as per (II) above, i.e, salaries, consultant fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of buildings/wings of the projects registered.	36,83,363	19,52,153
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory authority.		
	c	Premium sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money lenders on construction funding or money borrowed for construction.	72,30,622	66,88,923
		Sub Total Of Development Cost	**4,89,92,486**	**3,79,58,050**



2		**Total estimated cost of the real estate project [1(i)+1(ii)] of the Estimated Column**	**5,82,96,243**	
3		**Total Cost Incurred of the Real Easte Projects [1(i) + 1(ii) of Incurred Column**		**4,72,61,806**
4		**% Completion of Construction Work (as per Project Architects Certificate)**	(Please refer note no.11 to the certificate)	**76.99%**
5		**Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)**		**81.07%**
6		**Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)**		**4,72,61,806**
7		**Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement**		**3,75,04,846**
8		**Net Amount Which Can be withdraw from the Designated bank Account under Certificate**		**97,56,960**

For: A B D AND CO LLP
Chartered Accountants
FRN W100145

Devdatta Mainkar
Partner
M No.109795
14th January 2018

A B D AND CO. LLP ★ W100145 ★ Chartered Accountants

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
Project Name: Bloomdale Duplex Home 4

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Projects cost less Cost to Incurred (Calculated as per the form IV)	1,10,34,437
2	Balance amount of receivable form sold apartments as per Annexure A to this certificate (as certified by CA as verified from the records and books of Accounts)	1,84,18,222
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	-
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to calculated and certified by CA as per Annexure A to this certificate)	-
4	Estimated receivables of ongoing Projects sum of 2+3 (ii)	1,84,18,222
5	Amount to be deposited in Designated Accounts -70% or 100% If 4 is grater than 1 than 70% of the balance receivables of ongoing projects will be deposited in designated accounts	1,28,92,755
	If 4 is less than 1 than 100 % of the balance receivables of ongoing projects will be deposited in designated accounts	

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Annexure A

Statement for Receivables from the Sales of Ongoing Real Estate Project - Duplex Home 4

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	DUPLEX6D	148.91	85,02,600	60,01,326	25,01,274
2	DUPLEX6B	155.53	88,12,000	62,27,311	25,84,689
3	DUPLEX6A	158.27	88,12,000	62,27,312	25,84,688
4	DUPLEX5D	151.65	88,78,750	63,45,411	25,33,339
5	DUPLEX5B	158.27	91,75,000	64,99,562	26,75,438
6	DUPLEX5C	148.91	88,78,750	86,47,402	2,31,348
7	DUPLEX6C	151.65	88,78,750	63,39,816	25,38,934
8	DUPLEX5A	155.53	1,00,51,910	72,83,400	27,68,510
	Total	**1,228.72**	**7,19,89,760**	**5,35,71,538**	**1,84,18,222**

Unsold Inventory valuation
Ready Reckoner Rate as on the date of Certificate
of the Residential /Commercial premises Rs 30,187 per sm

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
	Total	-	-

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Mumbai, 14th January 2019