Annexure F

FORM 3 (See Regulation 3)
Project Name: Bloomdale Building 10 A

Cost of Real Estate project Maha RERA Registration Number **Being Applied**

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	11,311,173	11,311,173
	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.	4,626,998	4,626,998
	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	192,984	192,984
	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	16,131,155	16,131,155
	ii.	**Development cost/Cost of construction**		
	a (i)	Estimated cost of construction as certified by Engineer (Certificate dated 08.07.2017)	65,759,091	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA.		40,185,556
		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 (i) 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.	3,452,334	2,351,808
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory authority	-	-
	c	Premium 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.	8,617,131	8,144,100
		Sub Total Of Development Cost	77,828,556	50,681,324



2		Total estimated cost of the real estate project [1](i)+1(ii)] of the Estimated Column	93,999,711	
3		Total Cost Incurred of the Real Easte Projects [1(i)] + 1[ii] of Incurred		66,812,479
4		% Completion of Construction Work (as per Project Architects Certificate)		61.11%
5		Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)		71.08%
6		Amount Which Can be withdrew from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)		Not Applicable as the project is being registered
6		Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement		
7		Net Amount Which Can be withdrew from the Designated bank Account under Certificate		

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

Ankit Varia
Partner
M No.151266
Mumbai, 28th July 2017

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
Project Name: Bloomdale Building 10 A

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]	27,187,232
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)	40,126,806
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	-
4	Estimated receivables of ongoing Projects sum of 2+3 (i)	40,126,806
5	Amount to be deposited in Designated Accounts =70% or 100% If 4 is grater than 1 then 70% of the balance receivables of ongoing projects will be deposited in designated accounts	28,088,764
	If 4 is less than 1 then 100 % of the balance receivables of ongoing projects will be deposited in designated accounts	NA

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

Ankit Varia
Partner
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Mumbai, 28th July 2017

A B D and Co LLP MUMBAI CHARTERED ACCOUNTANTS

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project -Bloomdale Building 10 A

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	10A101	72	5,087,600	984,709	4,102,891
2	10A102	72	5,386,184	4,177,907	1,208,277
3	10A103	59	4,286,600	3,099,358	1,187,242
4	10A104	63	4,394,800	2,756,465	1,638,335
5	10A201	72	4,868,600	2,587,705	2,280,895
6	10A202	72	4,932,400	4,053,324	879,076
7	10A203	59	4,286,600	3,512,636	773,964
8	10A204	63	4,286,600	824,778	3,461,822
9	10A301	72	5,060,000	3,651,989	1,408,011
10	10A302	72	5,060,000	4,131,335	928,665
11	10A303	59	4,286,600	2,674,147	1,612,453
12	10A304	63	4,286,600	3,051,445	1,235,155
13	10A401	72	4,932,400	4,053,344	879,056
14	10A402	72	4,932,400	3,576,542	1,355,858
15	10A403	59	4,286,600	3,099,055	1,187,545
16	10A404	63	4,232,500	3,058,800	1,173,700
17	10A501	72	4,875,171	4,004,671	870,500
18	10A502	72	4,932,400	3,576,431	1,355,969
19	10A503	59	4,264,100	3,082,885	1,181,215
20	10A504	63	4,286,600	3,099,358	1,187,242
21	10A601	72	4,932,400	3,558,415	1,373,985
22	10A602	72	4,932,400	4,058,315	874,085
23	10A603	59	4,286,600	2,272,805	2,013,795
24	10A604	63	4,286,600	3,512,665	773,935
25	10A701	72	5,061,720	4,293,923	767,797
26	10A702	72	5,215,300	4,041,113	1,174,187
27	10A703	59	4,394,800	2,756,465	1,638,335
28	10A704	63	4,394,800	2,756,465	1,638,335
	Total	1,839	130,929,275	90,107,469	40,126,806

Unsold inventory valuation

Ready Reckoner Rate as on the date of Certificate

of the residential /Commercial premises Rs. per sft

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1			
	Total	-	-

For: A B D AND CO LLP
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