Annexure II

FORM 3 (See Regulation 3)
Project Name: Bloomdale Building 10 A
Cost of Real Estate project
(As on 31st December 2018)
Maha RERA Registation Number P50500007997

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	1,13,11,114	1,13,11,114
	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.	46,26,974	46,26,974
	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	1,92,983	1,92,983
	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	**1,61,31,071**	**1,61,31,071**
	ii.	**Development cost/Cost of construction**		
	a (i)	Estimated cost of construction as certified by Engineer (Certificate Dated 12.01.2019)	6,57,59,091	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		6,12,71,097
		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.	69,85,425	34,04,934
	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.	1,15,23,235	1,05,59,800
		Sub Total Of Development Cost	**8,42,67,752**	**7,52,35,831**



2		Total estimated cost of the real estate project [1(i)+1(ii)] of the Estimated Column	10,03,98,823	
3		Total Cost Incurred of the Real Easte Projects [1(i) + 1(ii) of Incurred Column		9,13,66,903
4		% Completion of Construction Work (as per Project Architects Certificate)	(Please refer note no.11 to the certificate)	93.18%
5		Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)		91.00%
6		Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)		9,13,66,903
7		Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement		9,10,87,098
8		Net Amount Which Can be withdraw from the Designated bank Account under Certificate		2,79,805

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

Devdatta Mainkar
Partner
M No.109795
14th January 2018

(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)	90,31,920
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)	2,64,00,313
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)	2,64,00,313
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	1,84,80,219
	If 4 is less than 1 than 100 % of the balance receivables of ongoing projects will be deposited in designated accounts	

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

Devdatta Mainkar
Partner
M No.109795
14th January 2018

Annexure A

Statement for Receivables from the Sales of Ongoing Real Estate Project - 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	10A201	71.80	48,68,600	25,97,043	22,71,557
2	10A402	71.80	49,32,400	44,00,275	5,32,125
3	10A403	59.36	42,86,600	38,22,004	4,64,596
4	10A601	71.80	49,32,400	39,42,188	9,90,212
5	10A202	71.80	49,32,400	44,28,090	5,04,310
6	10A203	59.36	42,86,600	34,73,422	8,13,178
7	10A501	71.80	48,75,171	44,22,325	4,52,846
8	10A604	62.65	42,86,600	38,39,315	4,47,285
9	10A602	71.80	49,32,400	44,28,090	5,04,310
10	10A401	71.80	49,32,400	40,08,336	9,24,064
11	10A304	62.65	42,86,600	31,99,315	10,87,285
12	10A502	71.80	49,32,400	44,07,673	5,24,727
13	10A103	59.36	42,86,600	34,17,332	8,69,268
14	10A404	62.65	42,32,500	38,05,772	4,26,728
15	10A504	62.65	42,86,600	38,22,004	4,64,596
16	10A303	59.36	42,86,600	33,43,271	9,43,329
17	10A503	59.36	42,64,100	34,15,718	8,48,382
18	10A603	59.36	42,86,600	38,39,314	4,47,286
19	10A204	62.65	42,86,600	9,33,838	33,52,762
20	10A302	71.80	50,60,000	40,78,724	9,81,276
21	10A301	71.80	50,60,000	49,96,369	63,631
22	10A703	59.36	43,94,800	34,83,965	9,10,835
23	10A104	62.65	43,94,800	39,24,794	4,70,006
24	10A704	62.65	43,94,800	39,54,449	4,40,351
25	10A702	71.80	52,15,200	44,69,700	7,45,500
26	10A701	71.80	50,21,720	44,66,449	5,55,271
27	10A102	71.80	53,86,184	41,24,426	12,61,758
28	10A101	71.80	50,87,600	9,84,760	41,02,840
	Total	**1,859**	**13,04,29,275**	**10,40,28,962**	**2,64,00,313**

Unsold Inventory valuation

Ready Reckoner Rate as on the date of Certificate

of the Residential /Commercial premises Rs per sm

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

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

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Devdatta Mainkar
Partner
M No.109795
Mumbai, 14th January 2019