Annexure II

FORM 3 (See Regulation 3)
Project Name: Bloomdale RH 6 (43-48)
Cost of Real Estate project
(As on 30th September 2018)
Maha RERA Registation Number P50500007914

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	48,20,895	48,20,895
	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.	19,72,056	19,72,056
	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	82,251	82,251
	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	**68,75,202**	**68,75,202**
	ii.	**Development cost/Cost of construction**		
	a (i)	Estimated cost of construction as certified by Engineer (Certificate Dated 30.09.2018)	2,65,76,611	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		2,25,05,716
		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.	48,65,005	11,85,784
	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.	44,56,301	43,45,955
		Sub Total Of Development Cost	**3,58,97,917**	**2,80,37,454**



2		Total estimated cost of the real estate project [1(i)+1(ii)] of the Estimated Column	4,27,73,119	
3		Total Cost Incurred of the Real Easte Projects [1(i) + 1(ii) of Incurred Column		3,49,12,657
4		% Completion of Construction Work (as per Project Architects Certificate)	(Please refer note no.11 to the certificate)	84.68%
5		Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)		81.62%
6		Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)		3,49,12,657
6		Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement		2,21,10,905
7		Net Amount Which Can be withdraw from the Designated bank Account under Certificate		1,28,01,752

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

Devdatta Mainkar
Partner
M No.109795
Mumbai,30th October 2018

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
Project Name: Bloomdale RH 6 (43-48)

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)	78,60,463
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)	2,74,85,957
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)	2,74,85,957
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	1,92,40,170
	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 - RH 6(43-48)

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	RH43	140.77	98,31,750	51,80,980	46,50,770
2	RH48	142.80	96,16,010	64,15,600	32,00,410
3	RH44	140.10	95,97,250	51,04,884	44,92,366
4	RH45	140.10	94,87,035	50,82,842	44,04,193
5	RH46	140.10	94,80,000	51,13,854	43,66,146
6	RH47	140.10	94,80,000	31,07,929	63,72,071
	Total	**843.97**	**5,74,92,045**	**3,00,06,088**	**2,74,85,957**

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)
1			
	Total	-	-

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