

FORM 3 (See Regulation 3)
Project Name: Bloomdale Building 10 B
Cost of Real Estate project
(As on 30th September 2018)
Maha RERA Registration Number P50500008833

		Amount (Rs.)		
Sr. No		Particulars	Estimated	Incurred
1	i.	Land cost		
	a	Acquisition cost of land and development rights, lease premium, lease rent, interest cost incurred or payable on land cost and legal cost	1,89,59,788	1,89,59,788
	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.	77,55,774	77,55,774
	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	3,23,479	3,23,479
	f	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	g	Under Rehabilitation 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	2,70,39,041	2,70,39,041
	ii.	Development cost/Cost of construction		
	a (i)	Estimated cost of construction as certified by Engineer (Certificate Dated 30.09.2018)	11,02,25,957	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		9,19,25,314
		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.	1,17,09,031	72,94,800
	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.	1,44,60,620	1,44,60,620
		Sub Total Of Development Cost	13,63,95,607	11,36,80,734



2	Total estimated cost of the real estate project [1(i)+1(ii)] of the Estimated Column	16,34,34,649	
3	Total Cost Incurred of the Real Estate Projects [1(i) + 1(ii)] of Incurred Column		14,07,19,776
4	% Completion of Construction Work (as per Project Architects Certificate)	(Please refer note no.11 to the certificate)	83.40%
5	Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)		86.10%
6	Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)		14,07,19,776
6	Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement		11,16,14,102
7	Net Amount Which Can be withdraw from the Designated bank Account under Certificate		2,91,05,674

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

Devdatta Mainkar

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Partner

M No.109795

Mumbai,30th October 2018



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Project Name: Bloomdale Building 10 B

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)	2,27,14,873
2	Balance amount of receivable from sold apartments as per Annexure A to this certificate (as certified by CA as verified from the records and books of Accounts)	6,20,81,013
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	689.25
	(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)	2,08,06,390
4	Estimated receivables of ongoing Projects sum of 2+3 (ii)	8,28,87,403
5	Amount to be deposited in Designated Accounts -70% or 100% If 4 is greater than 1 than 70% of the balance receivables of ongoing projects will be deposited in designated accounts	5,80,21,182
	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
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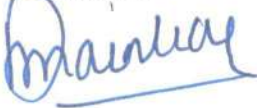
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Unsold Inventory valuation
Ready Reckoner Rate as on the date of Certificate
of the Residential /Commercial premises Rs 30187 per sm

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	10B102	68.88	20,79,281
2	10B103	68.97	20,81,997
3	10B203	68.97	20,81,997
4	10B402	68.88	20,79,281
5	10B502	68.88	20,79,281
6	10B503	68.97	20,81,997
7	10B602	68.88	20,79,281
8	10B603	68.97	20,81,997
9	10B702	68.88	20,79,281
10	10B703	68.97	20,81,997
	Total	689.25	2,08,06,390

For: A B D AND CO LLP
Chartered Accountants
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Annexure A

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

Building 10 B

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	10B406	90.96	61,60,100	45,03,450	16,56,651
2	10B405	73.15	51,27,500	37,22,100	14,05,400
3	10B604	75.97	51,61,250	37,59,565	14,01,685
4	10B606	90.96	61,60,100	44,88,488	16,71,613
5	10B504	75.97	51,61,250	37,59,565	14,01,685
6	10B505	73.15	51,27,500	32,43,190	18,84,310
7	10B306	90.96	62,35,550	36,11,819	26,23,731
8	10B106	90.96	64,13,300	37,78,774	26,34,526
9	10B206	90.96	62,35,550	27,22,536	35,13,014
10	10B605	73.15	50,92,200	29,76,210	21,15,990
11	10B506	90.96	61,60,100	47,99,689	13,60,411
12	10B101	93.17	63,35,600	43,10,530	20,25,070
13	10B705	73.15	53,86,300	45,24,415	8,61,885
14	10B704	75.97	54,21,850	45,54,823	8,67,027
15	10B404	75.97	54,21,850	45,54,823	8,67,027
16	10B401	93.17	64,61,900	52,57,291	12,04,609
17	10B104	75.97	53,21,850	42,46,959	10,74,891
18	10B301	93.17	63,61,900	49,49,160	14,12,740
19	10B501	93.17	61,10,303	36,09,550	25,00,753
20	10B304	75.97	53,44,001	41,77,480	11,66,521
21	10B204	75.97	52,91,550	30,75,840	22,15,710
22	10B706	90.96	63,86,450	50,41,582	13,44,868
23	10B701	93.17	61,61,203	36,16,350	25,44,853
24	10B305	73.15	50,27,500	29,69,571	20,57,929
25	10B205	73.15	54,08,298	45,07,349	9,00,949
26	10B601	93.17	64,82,620	50,96,193	13,86,427
27	10B105	73.15	51,56,900	9,98,440	41,58,460
28	10B201	93.17	61,60,100	35,90,790	25,69,310
29	10B202	68.88	39,68,943	17,11,090	22,57,853
30	10B403	68.97	39,71,287	19,26,376	20,44,911
31	10B302	68.88	38,88,801	3,88,880	34,99,921
32	10B303	68.97	38,33,651	3,83,365	34,50,286
	Total	2,608	17,69,37,257	11,48,56,244	6,20,81,013

