FORM 3 (See Regulation 3)
Project Name: Bloomdale Building 7

Cost of Real Estate project Maha RERA Registation Number REA50500010819
(as on 31st March 2018)

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	3,75,31,026	3,75,31,026
	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.	1,53,52,607	1,53,52,607
	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	6,40,329	6,40,329
	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	**5,35,23,962**	**5,35,23,962**
	ii.	**Development cost/Cost of construction**		
	a (i)	Estimated cost of construction as certified by Engineer (Certificate Dated 31.03.2018)	22,50,28,600	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		2,49,42,355
		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.	1,80,48,371	87,67,421
	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.	3,97,39,108	3,12,27,488
		Sub Total Of Development Cost	**28,28,16,078**	**6,49,37,264**

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2		**Total estimated cost of the real estate project [1(i)+1(ii)] of the Estimated Column**	**33,63,40,040**	
3		**Total Cost Incurred of the Real Easte Projects [1(i) + 1(ii) of Incurred Column**		**11,84,61,226**
4		**% Completion of Construction Work (as per Project Architects Certificate)**	(Please refer note no.11 to the certificate)	**11.08%**
5		**Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)**		**35.22%**
6		**Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)**		**11,84,61,226**
7		**Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement**	**Refer footnote***	**1,86,71,386**
8		**Net Amount Which Can be withdraw from the Designated bank Account under Certificate**		**9,97,89,840**

(*) Amount shown in clause 7 above is aggregate of collection from customers as on 30th April 2017, amount actually withdrawn from separate bank account till 31st March 2018 and shortfall in amount to be deposited in separate account out of incremental collection from May 2017 to March 2018

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

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

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
Project Name: Bloomdale Building 7

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)	21,78,78,814
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)	18,49,66,359
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	3,302
	(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)	10,44,08,863
4	Estimated receivables of ongoing Projects sum of 2+3 (ii)	28,93,75,223
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	20,25,62,656
	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
Mumbai,30th April 2018

Annexure A

Statement for Receivables from the Sales of Ongoing Real Estate Project - Building 7

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	7C704	86.79	63,43,938	12,33,656	51,10,282
2	7C503	86.50	66,12,950	13,21,276	52,91,674
3	7C102	73.33	50,09,764	9,69,192	40,40,572
4	7C403	86.50	62,19,560	12,09,342	50,10,218
5	7A502	73.33	49,32,400	9,53,720	39,78,680
6	7C502	73.33	52,89,208	10,25,081	42,64,127
7	7C504	86.79	66,82,886	13,07,688	53,75,198
8	7B303	62.97	44,29,424	8,89,268	35,40,156
9	7B204	60.18	46,55,562	9,09,784	37,45,778
10	7C501	75.52	52,01,164	10,07,473	41,93,691
11	7C204	86.79	65,33,348	12,79,732	52,53,616
12	7C601	75.52	50,60,000	9,79,240	40,80,760
13	7B502	76.03	46,13,400	8,89,920	37,23,480
14	7B602	76.03	46,13,400	8,89,920	37,23,480
15	7B402	76.03	46,13,400	8,89,920	37,23,480
16	7B601	76.03	46,13,400	8,89,920	37,23,480
17	7C103	86.50	59,46,785	5,94,078	53,52,707
18	7C402	73.33	53,41,996	10,35,639	43,06,357
19	7B603	62.97	48,81,700	9,76,339	39,05,361
20	7B604	60.18	45,88,481	9,17,676	36,70,805
21	7C603	86.50	61,41,065	6,14,106	55,26,959
22	7B403	62.97	46,09,930	10,67,133	35,42,797
23	7C701	75.52	51,53,040	5,15,304	46,37,736
24	7B504	60.18	45,15,990	4,51,599	40,64,390
25	7B404	60.18	45,42,846	8,97,393	36,45,453
26	7A402	73.33	52,43,040	10,48,609	41,94,431
27	7A503	86.79	61,23,915	12,37,028	48,86,887
28	7B501	86.79	59,46,775	5,94,678	53,52,097
29	7C203	86.79	61,71,479	6,18,348	55,53,131
30	7A501	86.79	52,73,772	10,30,371	42,43,401
31	7C401	86.79	51,47,572	5,14,757	46,32,815
32	7C104	86.79	63,82,200	6,38,220	57,43,980
33	7C604	86.79	59,46,775	5,94,678	53,52,097
34	7C304	86.79	62,17,194	6,21,720	55,95,474
35	7C303	86.50	61,55,022	6,15,503	55,39,519
36	7C703	86.50	63,46,319	7,34,632	56,11,687
37	7B704	60.18	47,57,880	4,75,788	42,82,092
38	7C301	75.52	52,10,460	5,21,046	46,89,414
39	7B503	62.97	46,17,706	9,23,540	36,94,165
40	7A602	73.33	49,52,347	9,90,470	39,61,878
41	7A202	73.33	52,52,565	10,50,513	42,02,051
	Total	**3,145.98**	**22,08,90,657**	**3,59,24,298**	**18,49,66,359**



Unsold Inventory valuation

Ready Reckoner Rate as on the date of Certificate

of the Residential /Commercial premises Rs 31,733 per sm

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	7C702	73.33	22,85,017
2	7B703	62.97	22,85,017
3	7B101	76.03	22,85,017
4	7B102	76.03	22,85,017
5	7B201	76.03	22,85,017
6	7B202	76.03	23,99,268
7	7B301	76.03	23,99,268
8	7B302	76.03	23,99,268
9	7B401	76.03	23,99,268
10	7C602	73.33	23,99,268
11	7B701	76.03	27,04,441
12	7B702	76.03	27,04,441
13	7C101	75.52	27,04,441
14	7A401	73.33	27,04,441
15	7A601	73.33	27,04,441
16	7A701	73.33	27,04,441
17	7A702	73.33	27,04,441
18	7B103	62.97	28,39,663
19	7B104	60.18	28,39,663
20	7C201	75.52	28,39,663
21	7C202	73.33	28,39,663
22	7C302	73.33	23,69,151
23	7B203	62.97	23,69,151
24	7B304	60.18	23,69,151
25	7A603	86.79	23,69,151
26	7A604	86.79	24,87,609
27	7A703	86.79	24,87,609
28	7A704	86.79	19,62,192
29	7A103	86.79	18,75,253
30	7A101	73.33	19,62,192
31	7A102	73.33	18,75,253
32	7A201	73.33	20,60,301
33	7A301	73.33	19,69,016
34	7A302	73.33	23,53,259
35	7A203	86.79	22,85,017
36	7A204	86.79	23,53,259
37	7A303	86.79	22,85,017
38	7A304	86.79	23,53,259
39	7A403	86.79	23,99,268
40	7A404	86.79	23,99,268
41	7A504	86.79	27,04,441
42	7A104	86.79	27,04,441
43	7C404	76.03	27,04,441
	Total	**3,302**	**10,44,08,863**

For: A B D AND CO LLP
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