Annexure II

FORM 3 (See Regulation 3)
Project Name: Bloomdale Building 7
Cost of Real Estate project
(as on 30th September 2018)
Maha RERA Registation Number P50500005448

Sr. No		Particulars	Amount (Rs.) Estimated	Amount (Rs.) 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 30.09.2018)	22,50,28,600	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		4,47,35,048
		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.	3,66,82,826	92,31,414
	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	3,38,33,584
		Sub Total Of Development Cost	**30,14,50,534**	**8,78,00,046**
2		**Total estimated cost of the real estate project [1(i)+1(ii)] of the Estimated Column**	**35,49,74,496**	
3		**Total Cost Incurred of the Real Easte Projects [1(i) + 1(ii) of Incurred Column**		**14,13,24,008**
4		**% Completion of Construction Work (as per Project Architects Certificate)**	(Please refer note no.11 to the certificate)	**19.88%**



5		**Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)**		**39.81%**
6		**Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)**		**14,13,24,008**
6		**Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement**		**3,90,71,386**
7		**Net Amount Which Can be withdraw from the Designated bank Account under Certificate**		**10,22,52,622**

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

Devdatta Mainkar
Partner
M No.109795
Mumbai,30th October 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)	21,36,50,488
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)	18,89,91,677
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	2,769
	(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)	8,64,31,702
4	Estimated receivables of ongoing Projects sum of 2+3 (ii)	27,54,23,378
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	19,27,96,365
	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
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Devdatta Mainkar
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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	7C102	73.33	50,09,764	12,29,789	37,79,975
2	7C403	86.50	62,19,560	17,79,287	44,40,273
3	7C503	86.50	66,73,051	13,81,376.47	52,91,674
4	7A502	73.33	49,32,400	13,95,491	35,36,909
5	7C502	73.33	52,89,208	10,77,715.69	42,11,492
6	7B303	62.97	44,29,424	12,52,843	31,76,581
7	7C504	86.79	66,82,886	22,18,411	44,64,475
8	7C501	75.52	52,01,164	16,92,811	35,08,353
9	7B204	60.18	46,55,562	13,20,684	33,34,878
10	7C204	86.79	65,33,348	21,61,444	43,71,904
11	7C601	75.52	50,60,000	14,33,770	36,26,230
12	7B502	76.03	46,13,400	8,89,920	37,23,480
13	7B601	76.03	46,13,400	8,89,920	37,23,480
14	7B402	76.03	46,13,400	8,89,920	37,23,480
15	7B602	76.03	46,13,400	8,89,920	37,23,480
16	7B502	76.03	46,13,400	8,80,090	37,33,310
17	7C402	73.33	53,41,996	17,41,610	36,00,386
18	7B603	62.97	48,81,700	16,63,960	32,17,740
19	7B604	60.18	45,88,290	13,50,114	32,38,176
20	7C603	86.50	61,41,065	11,58,793	49,82,272
21	7B403	62.97	46,09,930	13,16,763	32,93,167
22	7C701	75.52	51,53,040	10,71,001	40,82,039
23	7B504	60.18	45,15,990	4,78,048.35	40,37,941
24	7C604	86.79	59,46,785	17,48,417	41,98,368
25	7A503	86.79	61,23,915	18,01,555	43,22,360
26	7C103	86.50	59,46,785	17,48,414	41,98,371
27	7B404	60.18	45,42,846	13,35,266	32,07,580
28	7A402	73.33	52,43,040	15,41,723	37,01,317
29	7C304	86.79	62,17,200	18,29,543	43,87,657
30	7B503	62.97	46,17,696	13,58,864	32,58,832
31	7C303	86.50	61,55,028	18,10,891	43,44,137
32	7A602	73.33	49,52,344	14,54,513	34,97,831
33	7A202	73.33	52,52,566	15,44,578	37,07,988
34	7C203	86.79	61,71,479	17,67,614	44,03,865
35	7A501	86.79	52,73,772	15,50,945	37,22,827
36	7C401	86.79	51,47,572	15,13,081	36,34,491
37	7C104	86.79	63,82,200	18,79,045	45,03,155
38	7C703	86.50	63,46,319	9,23,545	54,22,774
39	7B704	60.18	47,57,880	14,00,915	33,56,965
40	7C301	75.52	52,10,460	15,31,948	36,78,512
41	7A302	73.33	51,85,852	14,93,373	36,92,479
42	7B103	62.97	46,29,594	13,35,981	32,93,613
43	7C404	76.03	68,29,105	19,74,979	48,54,126
44	7B104	60.18	46,29,594	4,62,445	41,67,149
45	7A304	86.79	63,19,169	6,31,917	56,87,252
46	7A604	86.79	61,73,629	6,17,362	55,56,267
47	7A403	86.79	60,49,624	6,77,558	53,72,066
	Total	**3,121.76**	**25,30,89,831**	**6,40,98,155**	**18,89,91,677**

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	7C201	75.52	28,39,663
19	7C202	73.33	28,39,663
20	7C302	73.33	23,69,151
21	7B203	62.97	23,69,151
22	7B304	60.18	23,69,151
23	7A603	86.79	23,69,151
24	7A703	86.79	24,87,609
25	7A704	86.79	19,62,192
26	7A103	86.79	18,75,253
27	7A101	73.33	19,62,192
28	7A102	73.33	18,75,253
29	7A201	73.33	20,60,301
30	7A301	73.33	19,69,016
31	7A203	86.79	22,85,017
32	7A204	86.79	23,53,259
33	7A303	86.79	22,85,017
34	7A404	86.79	23,99,268
35	7A504	86.79	27,04,441
36	7A104	86.79	27,04,441
	Total	**2,769**	**8,64,31,702**

For: A B D AND CO LLP
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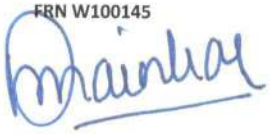



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