FORM 3 (See Regulation 3)
Project Name: Bloomdale Building 7
Cost of Real Estate project
(As on 30th June 2019)
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 17.07.2019)	22,50,28,600	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		7,66,79,376
		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	1,45,73,113.67
	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	4,15,89,169
		Sub Total Of Development Cost	**30,14,50,534**	**13,28,41,659**
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**		**18,63,65,621**
4		**% Completion of Construction Work (as per Project Architects Certificate)**	(Please refer note no.11 to the certificate)	**34.08%**

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5		Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)		52.50%
6		Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)		18,63,65,621
7		Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement		9,30,71,386
8		Net Amount Which Can be withdraw from the Designated bank Account under Certificate		9,32,94,235

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

Devdatta Mainkar
Partner
M No.109795
20th July 2019

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(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)	16,86,08,875
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)	17,58,53,274
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	2,276
	(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)	7,01,38,291
4	Estimated receivables of ongoing Projects sum of 2+3 (ii)	24,59,91,565
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	17,21,94,096
	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 - 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	19,62,425	30,47,339
2	7C403	86.50	62,19,560	24,56,518	37,63,042
3	7C503	86.50	66,12,950	35,10,942	31,02,008
4	7A502	73.33	49,32,400	19,29,573	30,02,827
5	7C502	73.33	52,89,208	28,64,900	24,24,308
6	7B303	62.97	44,29,424	17,31,680	26,97,744
7	7C504	86.79	66,82,886	36,76,660	30,06,226
8	7C501	75.52	52,01,164	28,28,738	23,72,426
9	7B204	60.18	46,55,562	18,24,848	28,30,714
10	7C204	86.79	65,33,348	22,71,196	42,62,152
11	7C601	75.52	50,60,000	19,95,803	30,64,197
12	7B501	76.03	46,13,400	8,80,090	37,33,310
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	8,89,920	37,23,480
17	7C402	73.33	53,41,996	29,19,650	24,22,346
18	7B603	62.97	48,81,700	27,57,460	21,24,240
19	7B604	60.18	45,88,290	18,64,005	27,24,285
20	7C603	86.50	61,41,065	24,90,592	36,50,473
21	7B403	62.97	46,09,930	18,72,843	27,37,087
22	7C701	75.52	51,53,040	20,89,285	30,63,754
23	7B504	60.18	45,15,990	19,36,170	25,79,819
24	7C604	86.79	59,46,785	24,14,457	35,32,328
25	7A503	86.79	61,23,915	24,87,432	36,36,483
26	7C103	86.50	59,46,785	24,15,052	35,31,733
27	7B404	60.18	45,42,846	18,45,204	26,97,642
28	7A402	73.33	52,43,040	21,28,944	31,14,096
29	7C304	86.79	62,17,200	25,25,869	36,91,331
30	7B503	62.97	46,17,696	18,76,046	27,41,650
31	7C303	86.50	61,55,028	25,00,255	36,54,773
32	7A602	73.33	49,52,344	20,09,175	29,43,169
33	7A202	73.33	52,52,566	21,32,866	31,19,700
34	7C203	86.79	61,71,479	24,62,849	37,08,630
35	7A501	86.79	52,73,772	21,41,609	31,32,163
36	7C401	86.79	51,47,572	20,87,036	30,60,536
37	7C104	86.79	63,82,200	25,93,852	37,88,348
38	7C703	86.50	63,46,319	19,25,272	44,21,047
39	7B704	60.18	47,57,880	19,34,847	28,23,033
40	7C301	75.52	52,10,460	21,12,915	30,97,545
41	7A302	73.33	51,85,852	20,74,188	31,11,664
42	7B103	62.97	46,29,594	18,54,495	27,75,099
43	7C404	76.03	68,29,105	27,42,361	40,86,744
44	7B104	60.18	46,29,594	18,54,495	27,75,099
45	7A304	86.79	63,19,169	25,32,268	37,86,901
46	7A604	86.79	61,73,629	24,73,356	37,00,273
47	7C702	73.33	53,00,692	23,11,101	29,89,591
48	7B203	62.97	47,37,794	20,65,678	26,72,116
49	7B304	60.18	45,21,394	19,71,328	25,50,066
50	7B703	62.97	47,38,078	18,95,231	28,42,847
51	7A303	86.79	64,28,444	28,02,802	36,25,642
52	7A404	86.79	61,73,469	26,91,650	34,81,819
53	7A601	73.33	51,56,504	23,10,113	28,46,391
54	7A102	73.33	52,63,096	23,57,867	29,05,229
55	7A204	86.79	63,54,137	28,46,767	35,07,370
	Total	4,161	29,56,53,714	11,98,00,441	17,58,53,274



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	7A603	86.79	22,85,017
2	7B101	76.03	22,85,017
3	7B102	76.03	22,85,017
4	7B201	76.03	22,85,017
5	7B202	76.03	23,99,268
6	7B301	76.03	23,99,268
7	7B302	76.03	23,99,268
8	7B401	76.03	23,99,268
9	7C602	73.33	23,99,268
10	7B701	76.03	27,04,441
11	7B702	76.03	27,04,441
12	7C101	75.52	27,04,441
13	7A401	73.33	27,04,441
14	7A701	73.33	27,04,441
15	7A702	73.33	27,04,441
16	7C201	75.52	28,39,663
17	7C202	73.33	28,39,663
18	7C302	73.33	23,69,151
19	7A703	86.79	24,87,609
20	7A704	86.79	19,62,192
21	7A103	86.79	18,75,253
22	7A101	73.33	19,62,192
23	7A201	73.33	20,60,301
24	7A301	73.33	19,69,016
25	7A203	86.79	22,85,017
26	7A504	86.79	27,04,441
27	7A104	86.79	27,04,441
28	7C704	86.79	19,62,192
29	7A403	86.79	27,54,107
	Total	2,276	7,01,38,291

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