Annexure II

FORM 3 (See Regulation 3)
Project Name: Bloomdale Building 7
Cost of Real Estate project
(As on 30th September 2019)
Maha RERA Registation Number P50500005448

Sr. No		Particulars	Amount (Rs.)	
			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 19.10.2019)	22,50,28,600	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		9,09,15,621
		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	1,58,01,543
	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	4,43,12,729
		Sub Total Of Development Cost	**30,14,50,534**	**15,10,29,893**



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		20,45,53,855
4		% Completion of Construction Work (as per Project Architects Certificate)	(Please refer note no.11 to the certificate)	40.40%
5		Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)		57.62%
6		Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)		20,45,53,855
7		Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement		11,05,71,386
8		Net Amount Which Can be withdraw from the Designated bank Account under Certificate		9,39,82,469

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

Devdatta Mainkar
Partner
M No.109795
28th October 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)	15,04,20,641
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)	16,67,15,771
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	2,016
	(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)	6,32,23,914
4	Estimated receivables of ongoing Projects sum of 2+3 (ii)	22,99,39,685
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	16,09,57,780
	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	22,32,820	27,76,944
2	7C403	86.50	62,19,560	27,89,793	34,29,767
3	7C503	86.50	62,48,700	45,68,396	16,80,304
4	7A502	73.33	49,32,400	21,96,614	27,35,786
5	7C502	73.33	52,89,208	37,18,087	15,71,121
6	7B303	62.97	44,29,424	19,71,098	24,58,326
7	7C504	86.79	66,82,886	47,70,346	19,12,540
8	7C501	75.52	52,01,164	36,85,089	15,16,075
9	7B204	60.18	46,55,562	20,76,930	25,78,632
10	7C204	86.79	65,33,348	46,52,498	18,80,850
11	7C601	75.52	50,60,000	22,56,330	28,03,670
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	37,97,354	15,44,642
18	7B603	62.97	48,81,700	35,77,584	13,04,116
19	7B604	60.18	45,88,290	21,20,960	24,67,330
20	7C603	86.50	61,41,065	28,38,401	33,02,664
21	7B403	62.97	46,09,930	21,30,999	24,78,931
22	7C701	75.52	51,53,040	21,06,752	30,46,287
23	7B504	60.18	45,15,990	21,89,065	23,26,924
24	7C604	86.79	59,46,785	27,47,477	31,99,308
25	7A503	86.79	61,23,915	28,30,372	32,93,543
26	7C103	86.50	59,46,785	27,48,370	31,98,415
27	7B404	60.18	45,42,846	20,99,603	24,43,243
28	7A402	73.33	52,43,040	24,22,554	28,20,486
29	7C304	86.79	62,17,200	28,70,551	33,46,649
30	7B503	62.97	46,17,696	21,34,637	24,83,059
31	7C303	86.50	61,55,028	28,48,418	33,06,610
32	7A602	73.33	49,52,344	22,86,607	26,65,737
33	7A202	73.33	52,52,566	24,27,010	28,25,556
34	7C203	86.79	61,71,479	27,99,816	33,71,663
35	7A501	86.79	52,73,772	24,36,941	28,36,831
36	7C401	86.79	51,47,572	23,72,727	27,74,845
37	7C104	86.79	63,82,200	29,51,255	34,30,945
38	7C703	86.50	63,46,319	23,45,217	40,01,102
39	7B704	60.18	47,57,880	22,01,813	25,56,067
40	7C301	75.52	52,10,460	24,07,306	28,03,154
41	7A302	73.33	51,85,852	23,64,597	28,21,255
42	7B103	62.97	46,29,594	21,13,752	25,15,842
43	7C404	76.03	68,29,105	31,24,706	37,04,399
44	7B104	60.18	46,29,594	21,13,752	25,15,842
45	7A304	86.79	63,19,169	28,86,142	34,33,027
46	7A604	86.79	61,73,629	28,19,605	33,54,024
47	7C702	73.33	53,00,692	25,84,087	27,16,605
48	7B203	62.97	47,37,794	23,30,994	24,06,800
49	7B304	60.18	45,21,394	22,24,526	22,96,868
50	7B703	62.97	47,38,078	20,81,217	26,56,861
51	7A303	86.79	64,28,444	31,62,715	32,65,729
52	7A404	86.79	61,73,469	30,37,348	31,36,121
53	7A601	73.33	51,56,504	25,98,877	25,57,627
54	7A102	73.33	52,63,096	26,52,601	26,10,495
55	7A204	86.79	63,54,137	32,02,712	31,51,425
56	7A103	86.79	62,21,550	31,40,387	30,81,163
57	7A203	86.79	62,21,550	31,19,740	31,01,810
58	7A403	86.79	63,01,525	7,11,000	55,90,525
	Total	4,421	31,40,34,089	14,73,18,318	16,67,15,771



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	7A101	73.33	19,62,192
22	7A201	73.33	20,60,301
23	7A301	73.33	19,69,016
24	7A504	86.79	27,04,441
25	7A104	86.79	27,04,441
26	7C704	86.79	19,62,192
	Total	2,016	6,32,23,914

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