Annexure II

FORM 3 (See Regulation 3)
Project Name: Bloomdale Building 7
Cost of Real Estate project
(As on 31st December 2020)
Maha RERA Registation Number P50500005448

			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.	2,11,72,395	2,03,23,239
	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	**5,93,43,750**	**5,84,94,594**
	ii.	**Development cost/Cost of construction**		
	a (i)	Estimated cost of construction as certified by Engineer (Certificate dated 03-01-20201)	25,44,20,983	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		12,84,48,012
		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.	1,75,16,732	2,27,10,462
	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.	4,55,71,078	4,55,71,078
		Sub Total Of Development Cost	**31,75,08,792**	**19,67,29,552**
2		**Total estimated cost of the real estate project [1(i)+1(ii)] of the Estimated Column**	**37,68,52,543**	



3		**Total Cost Incurred of the Real Easte Projects [1(i) + 1(ii) of Incurred Column**		**25,52,24,146**
4		**% Completion of Construction Work (as per Project Architects Certificate)**	(Please refer note no.11 to the certificate)	**50.49%**
5		**Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)**		**67.73%**
6		**Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)**		**25,52,24,146**
7		**Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement**		**14,76,21,386**
8		**Net Amount Which Can be withdraw from the Designated bank Account under Certificate**		**10,76,02,760**

For: A B D AND CO LLP
Chartered Accountants
Firm Registration No:. W100145

Devdatta Suhas Mainkar
Digitally signed by Devdatta Suhas Mainkar
Date: 2021.01.29 19:29:43 +05'30'

Devdatta Mainkar
Partner
Membership No.109795
29th January 2021

(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)	12,16,28,396
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)	14,53,74,226
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	1,596
	(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)	5,16,05,631
4	Estimated receivables of ongoing Projects sum of 2+3 (ii)	19,69,79,858
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	13,78,85,900
	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
Firm Registration No:. W100145

Devdatta Suhas Mainkar
Digitally signed by Devdatta Suhas Mainkar
Date: 2021.01.29 19:30:01 +05'30'

Devdatta Mainkar
Partner
Membership No.109795
29th January 2021

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	30,07,641	20,02,123
2	7C403	86.50	62,19,560	37,66,107	24,53,453
3	7C503	86.50	62,48,700	53,56,743	8,91,956
4	7A502	73.33	49,32,400	29,97,739	19,34,661
5	7C502	73.33	52,89,208	43,18,348	9,70,860
6	7B303	62.97	44,29,424	26,89,354	17,40,070
7	7C504	86.79	66,82,886	47,70,346	19,12,540
8	7C501	75.52	52,01,164	42,26,606	9,74,558
9	7B204	60.18	46,55,562	28,97,735	17,57,827
10	7C204	86.79	65,33,348	46,62,498	18,70,850
11	7C601	75.52	50,60,000	30,45,516	20,14,484
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	43,77,312	9,64,684
18	7B603	62.97	48,81,700	41,12,972	7,68,728
19	7B604	60.18	45,88,290	28,91,875	16,96,415
20	7C603	86.50	61,41,065	28,58,346	32,82,719
21	7B403	62.97	46,09,930	29,05,470	17,04,460
22	7C701	75.52	51,53,040	32,11,208	19,41,832
23	7B504	60.18	45,15,990	29,47,750	15,68,239
24	7C604	86.79	59,46,785	37,06,744	22,40,041
25	7A503	86.79	61,23,915	38,63,092	22,60,823
26	7C103	86.50	59,46,785	37,08,439	22,38,346
27	7B404	60.18	45,42,846	28,62,802	16,80,044
28	7A402	73.33	52,43,040	33,03,386	19,39,654
29	7C304	86.79	62,17,200	38,78,632	23,38,568
30	7B503	62.97	46,17,696	29,10,413	17,07,283
31	7C303	86.50	61,55,028	38,39,091	23,15,937
32	7A602	73.33	49,52,344	31,18,502	18,33,842
33	7A202	73.33	52,52,566	33,09,441	19,43,125
34	7C203	86.79	61,71,479	37,87,366	23,84,113
35	7A501	86.79	52,73,772	33,22,936	19,50,836
36	7C401	86.79	51,47,572	32,07,733	19,39,839
37	7C104	86.79	63,82,200	39,83,576	23,98,624
38	7C703	86.50	63,46,319	35,65,163	27,81,156
39	7B704	60.18	47,57,880	30,02,712	17,55,168
40	7C301	75.52	52,10,460	32,47,730	19,62,730
41	7A302	73.33	51,85,852	32,37,101	19,48,751
42	7B103	62.97	46,29,594	28,91,525	17,38,069
43	7C404	76.03	68,29,105	35,05,876	33,23,229
44	7B104	60.18	46,29,594	23,73,009	22,56,585
45	7A304	86.79	63,19,169	39,07,874	24,11,295
46	7A604	86.79	61,73,629	31,65,854	30,07,775
47	7C702	73.33	53,00,692	28,91,055	24,09,637
48	7B203	62.97	47,37,794	25,96,311	21,41,483
49	7B304	60.18	45,21,394	45,21,394	-0
50	7B703	62.97	47,38,078	23,46,549	23,91,529
51	7A303	86.79	64,28,444	35,17,616	29,10,828
52	7A404	86.79	61,73,469	33,83,062	27,90,407
53	7A601	73.33	51,56,504	28,87,641	22,68,863
54	7A102	73.33	52,63,096	29,47,368	23,15,728
55	7A204	86.79	63,54,137	35,58,318	27,95,819
56	7A103	86.79	62,21,550	34,58,210	27,63,340
57	7A203	86.79	62,21,550	34,93,985	27,27,565
58	7A403	86.79	63,01,525	37,77,536	25,23,989
59	7A504	86.79	63,96,390	42,64,785	21,31,605
60	7A603	86.79	64,40,100	36,11,706	28,28,394
61	7C704	86.79	63,52,520	8,71,040	54,81,480
62	7A704	86.79	63,52,520	41,92,478	21,60,042
63	7A702	73.33	56,14,400	3,14,406	52,99,994
	Total	**4,842**	**34,51,90,019**	**19,98,15,793**	**14,53,74,226**



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	7B101	76.03	22,85,017
2	7B102	76.03	22,85,017
3	7B201	76.03	22,85,017
4	7B202	76.03	23,99,268
5	7B301	76.03	23,99,268
6	7B302	76.03	23,99,268
7	7B401	76.03	23,99,268
8	7C602	73.33	23,99,268
9	7B701	76.03	27,04,441
10	7B702	76.03	27,04,441
11	7C101	75.52	27,04,441
12	7A401	73.33	27,04,441
13	7A701	73.33	27,04,441
14	7C201	75.52	28,39,663
15	7C202	73.33	28,39,663
16	7C302	73.33	23,69,151
17	7A703	86.79	24,87,609
18	7A101	73.33	19,62,192
19	7A201	73.33	20,60,301
20	7A301	73.33	19,69,016
21	7A104	86.79	27,04,441
	Total	**1,596**	**5,16,05,631**

For: A B D AND CO LLP
Chartered Accountants
Firm Registration No W100145

Devdatta Suhas Mainkar
Digitally signed by Devdatta Suhas Mainkar
Date: 2021.01.29 19:30:41 +05'30'

A B D AND CO LLP W100145 Chartered Accountants

Devdatta Mainkar
Partner
Membership No.109795
Date 29-01-20201