FORM 3 (See Regulation 3)

Project Name: Bloomdale Building 7

Maha RERA Registration Number - PS0500005448

Table A - Estimated Cost of the Project (as on 31st December 2021)

Sr. No. (1)	Particulars (2)	Estimated Cost (3)
1	**I. Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	5,58,08,821
	(b) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government Administration or any Statutory Authority.	3,08,23,784
	(c) Estimated Acquisition cost of TDR (if any).	-
	(d) Estimated Amounts Payable to State Government/UT Administration or competent authority , or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges. registration fees etc; and	6,38,266
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-
	(f) Under Rehabilitation scheme :	-
	i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-
	ii. Estimated 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, amounts payable to slum dwellers, tenants, apartment owners, or appropriate authority or government or concessionaire which are not refundable and so on.	-
	iii. Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
	Sub - Total of Land Cost:	**8,72,70,871**
	II. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer (As per engineer certificate 10.01.2022)	30,57,95,001
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost(attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	1,53,12,524
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	6,39,44,061
	Sub-total of Development Cost :	**38,50,51,586**
	Total Cost of the Project (Estimated)	**47,23,22,457**



Table B - Actual Cost Incurred (as on 31st December 2021)

Sr. No. (1)	Particulars (2)	Amount (Rs.) Incurred Cost (3)
1	I. Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR. (Refer Note-4 in Annexure-II)	5,58,08,821
	(b) Incurred expenditure on Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government Administration or any Statutory Authority.	3,08,23,784
	(c) Incurred expenditure for Acquisition cost of TDR (if any).	-
	(d) Amounts Paid to State Government/UT Administration or competent authority , or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges. registration fees etc; and	6,38,266
	(e) Land Premium paid for redevelopment of land owned by public authorities.	-
	(f) Under Rehabilitation scheme :	-
	i. Incurred expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	-
	(a) Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	-
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	-
	ii. Incurred Expenditure for 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, amounts payable to slum dwellers, tenants, apartment owners, or appropriate authority or government or concessionaire which are not refundable and so on.	-
	III. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
	Sub - Total of Land Cost:	**8,72,70,871**
2	**Development Cost/Cost of Construction**	
	(I). Expenditure for construction of minimum of (a) or (b) to be considered	15,81,72,414
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA	15,81,72,414
	(II) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(III) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost(attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	7,70,21,663



	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-
	(v) Incurred Expenditure towards interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	6,39,44,061
	Sub-total of Development Cost :	**29,91,38,138**
3	**Total Cost of the Project (Actual Incurred as on 31st December 21)**	**38,64,09,009**
4	**Proportion ofthe Cost Incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).**	**81.81%**
5	**Amount which can be withdrawn from the Designated Account**	38,64,09,009
6	**Less.: Amount Withdrawn till 31st December 2021 from Designated Account**	23,80,21,386
7	**Net Amount Which Can be withdraw from the Designated bank Account under this Certificate**	14,83,87,623

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Table C- Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr No (1)	Flat No (2)	Carpet Area (In Sqmtr) (3)	Unit Consideraiion as per Agreement/ Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	7C102	81.07	50,09,764	33,92,175	16,17,589
2	7C403	92.29	62,19,560	42,32,697	19,86,863
3	7C503	92.29	62,48,700	56,23,495	6,25,205
4	7A502	81.07	49,32,400	45,30,169	4,02,231
5	7C502	81.07	52,89,208	40,77,132	12,12,076
6	7B303	65.5	44,29,424	25,65,194	18,64,230
7	7C504	92.58	66,82,886	45,57,025	21,25,861
8	7C501	80.73	52,01,164	45,33,628	6,67,536
9	7B204	65.29	46,55,562	27,00,877	19,54,685
10	7C204	92.58	65,33,348	44,52,349	20,80,999
11	7C601	80.73	50,60,000	34,27,340	16,32,660
12	7B501	81.2	46,13,400	17,75,645	28,37,755
13	7B601	81.2	46,13,400	17,75,737	28,37,663
14	7B402	81.2	46,13,400	17,75,737	28,37,663
15	7B602	81.2	46,13,400	17,75,737	28,37,663
16	7B502	81.2	46,13,400	17,75,737	28,37,663
17	7C402	81.07	53,41,996	41,27,487	12,14,509
18	7B603	65.5	48,81,700	39,05,354	9,76,346
19	7B604	65.29	45,88,290	32,11,936	13,76,354
20	7C603	92.29	61,41,065	39,91,689	21,49,376
21	7B403	65.5	46,09,930	29,96,459	16,13,471
22	7C701	80.73	51,53,040	41,22,432	10,30,607
23	7B504	65.29	45,15,990	29,35,388	15,80,601
24	7C604	92.58	59,46,785	47,57,420	11,89,365
25	7A503	92.52	61,23,915	52,05,316	9,18,599
26	7C103	92.29	59,46,785	47,57,411	11,89,374
27	7B404	65.29	45,42,846	29,52,854	15,89,992
28	7A402	81.07	52,43,040	44,56,588	7,86,452
29	7C304	92.58	62,17,200	49,73,755	12,43,445
30	7B503	65.5	46,17,696	30,01,509	16,16,187
31	7C303	92.29	61,55,028	49,24,018	12,31,010
32	7A602	81.07	49,52,344	42,09,495	7,42,849
33	7A202	81.07	52,52,566	44,64,681	7,87,885
34	7C203	92.29	61,71,479	48,57,183	13,14,296
35	7A501	81.07	52,73,772	44,82,717	7,91,055
36	7C401	80.73	51,47,572	41,18,060	10,29,512
37	7C104	92.58	63,82,200	51,05,759	12,76,441
38	7C703	92.29	63,46,319	37,48,066	25,98,253
39	7B704	65.29	47,57,880	30,92,622	16,65,258
40	7C301	80.73	52,10,460	41,68,371	10,42,089
41	7A302	81.07	51,85,852	44,07,974	7,77,878
42	7B103	65.5	46,29,594	30,09,238	16,20,356
43	7C404	92.58	68,29,105	34,14,552	34,14,553
44	7B104	65.29	46,29,594	32,40,718	13,88,876
45	7A304	92.52	63,19,169	60,03,190	3,15,979
46	7A604	92.52	61,73,629	58,64,948	3,08,681
47	7C702	81.07	53,00,692	45,05,588	7,95,104



48	7B203	65.5	47,37,794	33,16,456	14,21,338
49	7B304	65.29	45,21,394	52,80,989	-7,59,595
50	7B703	65.5	47,38,078	33,16,655	14,21,423
51	7A303	92.52	64,28,444	61,07,022	3,21,422
52	7A404	92.52	61,73,469	58,64,795	3,08,674
53	7A601	81.07	51,56,504	48,98,678	2,57,826
54	7A102	81.07	52,63,096	49,99,941	2,63,155
55	7A204	92.52	63,54,137	60,36,430	3,17,707
56	7A103	92.52	62,21,550	59,10,472	3,11,078
57	7A203	92.52	62,21,550	59,10,473	3,11,078
58	7A403	92.52	63,01,525	59,55,172	3,46,353
59	7A504	92.52	63,96,390	60,74,352	3,22,038
60	7A603	92.52	64,40,100	61,18,095	3,22,005
61	7C704	92.58	63,52,520	52,95,262	10,57,258
62	7A704	92.52	63,52,520	60,34,894	3,17,626
63	7A702	81.07	56,14,400	53,33,680	2,80,720
64	7C602	81.07	56,14,400	47,72,240	8,42,160
65	7B702	81.2	56,14,400	39,30,080	16,84,320
66	7A703	92.52	65,85,800	62,56,510	3,29,290
67	7B701	81.2	55,16,148	49,64,532	5,51,616
68	7A701	81.07	55,02,112	49,51,893	5,50,219
69	7C201	80.73	55,12,320	49,61,030	5,51,290
70	7A104	92.52	64,10,800	57,69,720	6,41,080
71	7C101	80.73	55,02,112	5,50,211	49,51,901
72	7C302	81.07	55,02,112	46,18,380	8,83,732
Total	-	5,935.53	39,69,50,223.10	30,92,11,419.22	8,77,38,803.88

Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes

Unsold Inventory

Sr No (1)	Flat No (2)	Carpet Area (In Sqmtr) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	7B101	81.20	23,44,650
2	7B102	81.20	23,44,650
3	7B201	81.20	23,44,650
4	7B202	81.20	23,44,650
5	7B301	81.20	23,44,650
6	7B302	81.20	23,44,650
7	7B401	81.20	23,44,650
8	7A401	81.07	23,40,896
9	7C202	81.07	23,40,896
10	7A101	81.07	23,40,896
11	7A201	81.07	23,40,896
12	7A301	81.07	23,40,896
Total		974	2,81,17,031

Unit Consideration as per ready reckoner rate is calculated as under:

1. **Carpet area x ASR rate prescribed for the survey no or locality**
2. **ASR rate is prescribed for built up area. It is converted for carpet area by multiplying factor**



Table D- Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)	8,59,13,448
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	8,77,38,803.88
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	974
	(ii) Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on the date of certificate, to by calculated and certified by CA) as per Table C to this certificate	2,81,17,031
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	11,58,55,835.13
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100%; of the balance receivables of ongoing project will be deposited in designated Account	8,10,99,085

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Table E- Designated Bank Account Details

Sr. No.	Particulars	Bank Name: HDFC Bank Ltd Bank Account No: 1612044192 Bank Account Name: MAHINDRA BLOOMDALE DEVELOPERS LIMITED-3B BLDG 7 - 70% RERA
		Actual Amount till Date (From start of bank account to till 31st December 2021)
1	Opening Balance	
2	Deposit	21,84,26,509.62
3	Withdrawals	21,83,55,000.16
4	Closing Balance	71,509



Table F- Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated as on 31st December 2021 (In Rs.)	Actual as on 31st December 2021 (In Rs.)
1	Own Fund	4,39,13,730	8,72,70,871	8,72,70,871
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	15,42,17,394	19,98,25,191	16,66,96,586
4	Customer Receipts used from Project	29,54,64,947	42,07,51,879	21,83,55,000
5	Total Funds for Project	49,35,96,071	70,78,47,942	47,23,22,457
6	Total Estimated Cost (As per Table A)	35,55,06,000	47,23,22,457	47,23,22,457

Table G

Any Comments/Observation of CA

1	Refer Annexure I to the Certificate
2	

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

DEVDATTA SUHAS MAINKAR
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Date: 2022.03.22 19:49:53 +05'30'

Devdatta Mainkar
Partner
Membership No. 109795

Agreed and accepted by
For Mahindra Bloomdale Developers Limited

Chief Project Officer
22nd March, 2022

A B D AND CO. LLP W100145 Chartered Accountants