FORM 3 (See Regulation 3)

Project Name: Bloomdale Building 7

Maha RERA Registration Number - P50500005448

Table A - Estimated Cost of the Project (as on 31st Mar 2022)

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 10.04.2022)	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 March 2022)

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).	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	18,78,69,609
	(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	18,78,69,609
	(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.	8,16,22,614



	(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 :	**33,34,36,284**
3	**Total Cost of the Project (Actual incurred as on 31st March 2022)**	**42,07,07,155**
4	**Proportion olthe Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).**	**89.07%**
5	**Amount which can be withdrawn from the Designated Account**	42,07,07,155
6	**Less.: Amount Withdrawn till date till 31st March 2022 from Designated Account**	25,78,96,386
7	**Net Amount Which Can be withdraw from the Designated bank Account under this Certificate**	16,28,10,769



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	36,34,473	13,75,291
2	7C403	92.29	62,19,560	45,35,033	16,84,528
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	29,92,727	14,36,697
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	31,51,023	15,04,539
10	7C204	92.58	65,33,348	44,52,349	20,80,999
11	7C601	80.73	50,60,000	36,72,150	13,87,850
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	43,93,523	4,88,177
19	7B604	65.29	45,88,290	36,70,785	9,17,505
20	7C603	92.29	61,41,065	38,81,150	22,59,915
21	7B403	65.5	46,09,930	36,87,949	9,21,981
22	7C701	80.73	51,53,040	48,95,388	2,57,652
23	7B504	65.29	45,15,990	36,12,785	9,03,204
24	7C604	92.58	59,46,785	56,49,426	2,97,359
25	7A503	92.52	61,23,915	58,17,707	3,06,208
26	7C103	92.29	59,46,785	56,49,426	2,97,359
27	7B404	65.29	45,42,846	36,34,282	9,08,564
28	7A402	81.07	52,43,040	49,80,893	2,62,147
29	7C304	92.58	62,17,200	59,06,334	3,10,866
30	7B503	65.5	46,17,696	36,94,164	9,23,532
31	7C303	92.29	61,55,028	58,47,272	3,07,756
32	7A602	81.07	49,52,344	47,04,730	2,47,614
33	7A202	81.07	52,52,566	49,89,937	2,62,629
34	7C203	92.29	61,71,479	57,67,905	4,03,574
35	7A501	81.07	52,73,772	50,10,096	2,63,676
36	7C401	80.73	51,47,572	43,48,602	7,98,970
37	7C104	92.58	63,82,200	60,56,708	3,25,492
38	7C703	92.29	63,46,319	36,32,257	27,14,062
39	7B704	65.29	47,57,880	38,06,304	9,51,576
40	7C301	80.73	52,10,460	49,49,940	2,60,520
41	7A302	81.07	51,85,852	49,26,559	2,59,293
42	7B103	65.5	46,29,594	37,03,677	9,25,917
43	7C404	92.58	68,29,105	64,87,649	3,41,456
44	7B104	65.29	46,29,594	36,45,535	9,84,059
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	45,59,648	7,41,044
48	7B203	65.5	47,37,794	40,27,125	7,10,669
49	7B304	65.29	45,21,394	52,80,989	-7,59,595
50	7B703	65.5	47,38,078	40,27,366	7,10,712
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

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W100145
Chartered Accountants

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	57,49,913	6,02,607
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	53,33,680	2,80,720
65	7B702	81.2	56,14,400	47,72,240	8,42,160
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	7B302	81.07	55,02,112	46,18,380	8,83,732
73	7B201	81.2	56,27,160	5,62,716	50,64,444
74	7B202	81.2	56,27,160	5,62,716	50,64,444
75	7B301	81.2	56,70,225	5,67,023	51,03,203
76	7C302	81.2	56,70,544	2,49,503	54,21,041
77	7B401	81.2	56,70,225	3,02,154	53,68,071
78	7A401	81.07	56,55,870	5,65,587	50,90,283
79	7A101	81.07	57,42,000	2,87,100	54,54,900
80	7A201	81.07	56,13,124	5,61,312	50,51,812
81	7A301	81.07	57,42,000	2,52,648	54,89,352
Total	-	**6,665.81**	**44,79,68,531**	**33,69,62,408**	**11,10,06,123**

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	7C202	81.07	23,40,896
Total		**243**	**70,30,196**

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)	5,16,15,302
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)	11,10,06,122.74
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	243
	(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	70,30,196
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	11,80,36,318.99
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	8,26,25,423



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 March 2022)
1	Opening Balance	
2	Deposit	23,87,05,318
3	Withdrawals	23,82,30,000
4	Closing Balance	4,75,318

We hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C-has been deposited in Designated RERA Bank account.

We hereby certify that Mahindra Bloomdale Developers Limited has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.



Table F- Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated as on 31st March 2022 (In Rs.)	Actual as on 31st March 2022 (In Rs.)
1	Own Fund	4,39,13,730	8,72,70,871	8,72,70,870.88
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	9,52,06,284
4	Customer Receipts used from Project	29,54,64,947	42,07,51,879	23,82,30,000
5	Total Funds for Project	49,35,96,071	70,78,47,942	42,07,07,155
6	Total Estimated Cost and Acutal Cost (As per Table A and B)	35,55,06,000	47,23,22,457	42,07,07,155

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
Digitally signed by DEVDATTA SUHAS MAINKAR
Date: 2022.05.13 17:34:58 +05'30'

Devdatta Mainkar
Partner
Membership No. 109795
Thane, 13th May 2022

Agreed and accepted by
For Mahindra Bloomdale Developers Limited

Chief Project Officer
13th May, 2022