Annexure II

FORM 3 (See Regulation 3)
Project Name: Bloomdale Building 7

Cost of Real Estate project Maha RERA Registation Number REA50500010819

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	3,75,31,220	3,75,31,220
	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.	1,53,52,686	1,53,52,686
	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	6,40,333	6,40,333
	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	**5,35,24,239**	**5,35,24,239**
	ii.	**Development cost/Cost of construction**		
	a (i)	Estimated cost of construction as certified by Engineer (Certificate Dated 30.09.2017)	22,50,28,600	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		1,74,48,286
		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.	1,14,76,221	82,56,559
	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.	3,15,80,185	2,90,43,212
		Sub Total Of Development Cost	**26,80,85,006**	**5,47,48,056**
2		**Total estimated cost of the real estate project [1(i)+1(ii)] of the Estimated Column**	**32,16,09,244**	
3		**Total Cost Incurred of the Real Easte Projects [1(i) + 1(ii) of Incurred Column**		**10,82,72,295**
4		**% Completion of Construction Work (as per Project Architects Certificate)**	(Please refer note no.11 to the certificate)	8%

A B D AND CO. LLP Chartered Accountants

5		**Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)**		**34%**
6		**Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)**		**10,82,72,295**
7		**Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement (*)**		**1,35,11,761**
8		**Net Amount Which Can be withdraw from the Designated bank Account under Certificate**		**9,47,60,534**

(*) Amount withdrawn shown in clause 7 above is amount of collection from customers as on 30th April 2017, 30% amount of collected from 1st May 2017 to 30th September 2017 (deemed withdrawal) and actual amount withdrawn from designated bank account till 30.09.2017. It is seen from records that the company has not deposited 70% of sales collection in RERA designated account. The amount collected from customers from April 2017 to September 2017 is lying in separate current account and not withdrawn as on 30th September 2017. Therefore, 70% of sales collection lying in the said current account is not shown withdrawn (though not deposited in designated RERA account) as the same is not utilized by the Company.

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

Devdatta Mainkar
Partner
M No.109795
Mumbai,5th December 2017

(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)	21,33,36,950
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)	14,04,00,476
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	4,178
	(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)	13,22,32,258
4	Estimated receivables of ongoing Projects sum of 2+3 (ii)	27,26,32,734
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	19,08,42,914
	If 4 is less than 1 than 100 % of the balance receivables of ongoing projects will be deposited in designated accounts	19,08,42,914

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

Devdatta Mainkar
Partner
M No.109795
Mumbai,5th December 2017

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	7A502	73.33	49,32,400	5,72,232	43,60,168
2	7A402	73.33	52,43,040	5,29,547	47,13,493
3	7A503	86.79	61,23,915	6,12,392	55,11,523
4	7B403	62.97	46,09,930	4,60,993	41,48,937
5	7B404	60.18	45,42,846	4,54,285	40,88,561
6	7B504	60.18	45,15,990	4,51,599	40,64,391
7	7B603	62.97	48,81,700	4,88,170	43,93,530
8	7B604	60.18	45,88,481	4,58,848	41,29,633
9	7C404	86.79	59,46,775	5,94,678	53,52,097
10	7C603	86.50	61,41,065	6,14,106	55,26,959
11	7C604	86.79	59,46,775	5,94,678	53,52,097
12	7C701	75.52	51,53,040	5,15,304	46,37,736
13	7B503	62.97	48,81,700	5,68,593	43,13,107
14	7B303	62.97	44,29,424	4,27,532	40,01,892
15	7B204	60.18	46,55,562	5,40,175	41,15,387
16	7B502	76.03	46,13,400	5,33,972	40,79,428
17	7B601	76.03	46,13,400	5,33,972	40,79,428
18	7B402	76.03	46,13,400	5,33,972	40,79,428
19	7B602	76.03	46,13,400	5,33,972	40,79,428
20	7B502	76.03	46,13,400	5,33,972	40,79,428
21	7C704	86.79	63,43,938	12,22,407	51,21,531
22	7C102	73.33	50,09,764	5,24,101	44,85,663
23	7C403	86.79	62,19,560	6,75,124	55,44,436
24	7C503	86.79	66,12,950	7,67,209	58,45,741
25	7C502	73.33	52,89,208	6,15,049	46,74,159
26	7C504	86.79	66,82,886	7,18,908	59,63,978
27	7C501	75.52	52,01,164	6,04,483	45,96,681
28	7C204	86.79	65,33,348	7,63,259	57,70,089
29	7C601	75.52	50,60,000	5,92,544	44,67,456
30	7C402	73.33	53,41,996	5,17,904	48,24,092
	Total	**2,247**	**15,79,54,457**	**1,75,53,981**	**14,04,00,476**

Unsold Inventory valuation

Ready Reckoner Rate as on the date of Certificate

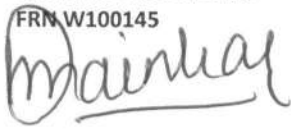
of the Residential /Commercial premises Rs 31,733 per sm

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	7A101	73.33	22,85,017
2	7A102	73.33	22,85,017
3	7A201	73.33	22,85,017
4	7A202	73.33	22,85,017
5	7A301	73.33	22,85,017
6	7A302	73.33	22,85,017
7	7A401	73.33	22,85,017
8	7A501	73.33	23,99,268
9	7A601	73.33	23,99,268



10	7A602	73.33	23,99,268
11	7A701	73.33	23,99,268
12	7A702	73.33	23,99,268
13	7A103	86.79	27,04,441
14	7A104	86.79	27,04,441
15	7A203	86.79	27,04,441
16	7A204	86.79	27,04,441
17	7A303	86.79	27,04,441
18	7A304	86.79	27,04,441
19	7A403	86.79	27,04,441
20	7A404	86.79	27,04,441
21	7A504	86.79	28,39,663
22	7A603	86.79	28,39,663
23	7A604	86.79	28,39,663
24	7A703	86.79	28,39,663
25	7A704	86.79	28,39,663
26	7B101	76.03	23,69,151
27	7B102	76.03	23,69,151
28	7B201	76.03	23,69,151
29	7B202	76.03	23,69,151
30	7B301	76.03	23,69,151
31	7B302	76.03	23,69,151
32	7B401	76.03	23,69,151
33	7B701	76.03	24,87,609
34	7B702	76.03	24,87,609
35	7B103	62.97	19,62,192
36	7B104	60.18	18,75,253
37	7B203	62.97	19,62,192
38	7B304	60.18	18,75,253
39	7B703	62.97	20,60,301
40	7B704	60.18	19,69,016
41	7C101	75.52	23,53,259
42	7C201	75.52	23,53,259
43	7C202	73.33	22,85,017
44	7C301	75.52	23,53,259
45	7C302	73.33	22,85,017
46	7C401	75.52	23,53,259
47	7C602	73.33	23,99,268
48	7C702	73.33	23,99,268
49	7C103	86.79	27,04,441
50	7C104	86.79	27,04,441
51	7C203	86.79	27,04,441
52	7C303	86.79	27,04,441
53	7C304	86.79	27,04,441
54	7C703	86.79	28,39,663
	Total	**4,178**	**13,22,32,258**

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





Devdatta Mainkar
Partner
M No.109795
Mumbai,5th December 2017