Annexure II

FORM 3 (See Regulation 3)
Project Name: Bloomdale Building 10 B
Cost of Real Estate project
(As on 31st December 2018)
Maha RERA Registation Number P50500008833

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	1,89,59,788	1,89,59,788
	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.	77,55,774	77,55,774
	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	3,23,479	3,23,479
	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	**2,70,39,041**	**2,70,39,041**
	ii.	**Development cost/Cost of construction**		
	a (i)	Estimated cost of construction as certified by Engineer (Certificate Dated 12.01.2019)	11,02,25,957	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		10,27,03,143
		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.	1,17,09,031	57,07,380
	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.	1,44,60,620	1,77,00,427
		Sub Total Of Development Cost	**13,63,95,607**	**12,61,10,951**

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2		Total estimated cost of the real estate project [1(i)+1(ii)] of the Estimated Column	16,34,34,649	
3		Total Cost Incurred of the Real Easte Projects [1(i) + 1(ii) of Incurred Column		15,31,49,993
4		% Completion of Construction Work (as per Project Architects Certificate)	(Please refer note no.11 to the certificate)	93.18%
5		Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)		93.71%
6		Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)		15,31,49,993
7		Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement		11,86,14,102
8		Net Amount Which Can be withdraw from the Designated bank Account under Certificate		3,45,35,891

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Devdatta Mainkar
Partner
M No.109795
14th January 2018

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
Project Name: Bloomdale Building 10 B

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)	1,02,84,656
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)	4,88,47,495
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	689.25
	(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)	2,08,06,390
4	Estimated receivables of ongoing Projects sum of 2+3 (ii)	6,96,53,885
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	4,87,57,719
	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 10 B

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	10B406	90.96	61,60,100	50,14,521	11,45,579
2	10B405	73.15	51,27,500	41,56,268	9,71,232
3	10B604	75.97	51,61,250	41,96,631	9,64,619
4	10B606	90.96	61,60,100	50,14,490	11,45,610
5	10B504	75.97	51,61,250	41,84,141	9,77,109
6	10B505	73.15	51,27,500	41,29,649	9,97,851
7	10B306	90.96	62,35,550	36,11,819	26,23,731
8	10B106	90.96	64,13,300	37,78,774	26,34,526
9	10B206	90.96	62,35,550	61,96,131	39,419
10	10B605	73.15	50,92,200	43,18,290	7,73,910
11	10B506	90.96	61,60,100	47,99,689	13,60,411
12	10B101	93.17	63,35,600	47,97,686	15,37,914
13	10B705	73.15	53,86,300	46,20,716	7,65,584
14	10B704	75.97	54,21,850	46,49,767	7,72,083
15	10B404	75.97	54,21,850	46,49,833	7,72,017
16	10B401	93.17	64,61,900	55,48,952	9,12,948
17	10B104	75.97	53,21,850	42,46,959	10,74,891
18	10B301	93.17	63,61,900	49,49,160	14,12,740
19	10B501	93.17	61,10,303	41,34,026	19,76,277
20	10B304	75.97	53,44,001	41,77,480	11,66,521
21	10B204	75.97	52,91,550	35,23,758	17,67,792
22	10B706	90.96	63,86,450	55,52,048	8,34,402
23	10B701	93.17	61,61,203	41,27,756	20,33,447
24	10B305	73.15	50,27,500	33,97,491	16,30,009
25	10B205	73.15	54,08,298	45,07,349	9,00,949
26	10B601	93.17	64,82,620	50,96,193	13,86,427
27	10B105	73.15	51,56,900	9,98,440	41,58,460
28	10B201	93.17	61,60,100	35,90,790	25,69,310
29	10B202	68.88	39,68,943	19,25,641	20,43,302
30	10B403	68.97	39,71,287	19,26,376	20,44,911
31	10B302	68.88	38,88,801	18,85,574	20,03,227
32	10B303	68.97	38,33,651	3,83,365	34,50,286
	Total	**2,608**	**17,69,37,257**	**12,80,89,762**	**4,88,47,495**



Unsold Inventory valuation

Ready Reckoner Rate as on the date of Certificate

of the Residential /Commercial premises Rs 30187 per sm

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	10B102	68.88	20,79,281
2	10B103	68.97	20,81,997
3	10B203	68.97	20,81,997
4	10B402	68.88	20,79,281
5	10B502	68.88	20,79,281
6	10B503	68.97	20,81,997
7	10B602	68.88	20,79,281
8	10B603	68.97	20,81,997
9	10B702	68.88	20,79,281
10	10B703	68.97	20,81,997
	Total	**689.25**	**2,08,06,390**

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Mumbai, 14th January 2019