

FORM 3 (See Regulation 3)
Project Name: Bloomdale Building 6
Maha RERA Registration Number - P50500015285
Table A - Estimated Cost of the Project (as on 30th Sept 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).	4,48,96,385
	(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.	2,79,68,143
	(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	8,45,857
	(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:	7,37,10,385
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer (As per engineer certificate dated 10.10.2022)	40,93,93,331
	(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.	2,13,72,116
	(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.	10,81,21,156
	Sub-total of Development Cost :	53,88,86,602
	Total Cost of the Project (Estimated)	61,25,96,987



Table B - Actual Cost Incurred (as on 30th Sept 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).	4,48,96,385
	(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.	2,72,80,044
	(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	8,45,857
	(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:	7,30,22,286
2	Development Cost/Cost of Construction	
	(i). Expenditure for construction of minimum of (a) or (b) to be considered	21,86,67,778
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	32,08,12,856
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA	21,86,67,778
	(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.	12,35,17,497



	(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.	10,81,21,156
	Sub-total of Development Cost :	45,03,06,431
3	Total Cost of the Project (Actual incurred as on 30th Sept 22)	52,33,28,718
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).	85.43%
5	Amount which can be withdrawn from the Designated Account	52,33,28,718
6	Less.: Amount Withdrawn till date till 30 Sept 22 from Designated Account	28,83,29,064
7	Net Amount Which Can be withdraw from the Designated bank Account under this Certificate	23,49,99,653



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 Sqmr) (3)	Unit Consideration as per Agreement/ Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	6A103	65.55	40,70,675	32,56,540	8,14,135
2	6A104	65.58	41,12,213	32,89,770	8,22,443
3	6A203	65.55	45,03,205	38,09,709	6,93,496
4	6A303	65.55	43,07,252	36,61,042	6,46,210
5	6A403	65.55	43,16,050	34,52,840	8,63,210
6	6A502	80.94	49,53,675	39,32,669	10,21,006
7	6A503	65.55	42,53,202	35,00,794	7,52,408
8	6A504	65.58	42,53,202	36,15,222	6,37,980
9	6A602	80.94	54,97,026	19,23,959	35,73,067
10	6A603	65.55	44,15,352	37,53,048	6,62,304
11	6A604	65.58	43,07,252	36,61,164	6,46,088
12	6A703	65.55	43,07,252	36,61,164	6,46,088
13	6B201	80.63	50,83,401	43,20,442	7,62,959
14	6B403	91.81	54,73,548	46,50,592	8,22,956
15	6B404	92.57	55,10,468	46,83,902	8,26,566
16	6B503	91.81	59,16,344	50,28,900	8,87,444
17	6B603	91.81	62,53,118	53,15,150	9,37,968
18	6B604	92.57	59,57,318	50,34,472	9,22,846
19	6C203	62.86	37,75,771	26,43,040	11,32,731
20	6C205	65.62	34,29,388	22,27,060	12,02,328
21	6C301	47.25	28,67,709	18,64,011	10,03,698
22	6C305	65.62	34,34,625	22,32,506	12,02,119
23	6C403	62.86	36,42,700	7,28,539	29,14,161
24	6C405	65.62	37,51,975	24,38,784	13,13,191
25	6C501	47.25	29,53,750	20,67,582	8,86,168
26	6C506	49.78	29,66,687	20,76,681	8,90,006
27	6C603	62.86	36,79,471	25,75,691	11,03,780
28	6C606	49.78	30,42,787	21,29,950	9,12,837
29	6D101	80.68	47,58,225	38,03,743	9,54,482
30	6D203	91.9	56,12,500	44,90,000	11,22,500
31	6D301	80.68	49,33,225	39,47,475	9,85,750
32	6D303	91.9	56,12,500	44,89,968	11,22,532
33	6D401	80.68	50,60,799	43,01,679	7,59,120
34	6D402	80.7	47,12,620	37,70,095	9,42,525
35	6D403	91.9	58,02,595	49,32,209	8,70,386
36	6D501	80.68	53,25,800	42,60,638	10,65,162
37	6D502	80.7	52,17,000	41,73,600	10,43,400
38	6D503	91.9	64,37,993	25,75,197	38,62,796
39	6D601	80.68	52,90,499	38,80,742	14,09,757
40	6D602	80.7	52,13,701	41,70,961	10,42,740
41	6D603	91.9	58,56,268	49,77,828	8,78,440
42	6D702	80.7	48,49,435	31,52,132	16,97,303
43	6D703	91.9	57,13,450	37,13,742	19,99,708
44	6D704	92.56	56,12,500	44,90,000	11,22,500
45	6B303	91.81	54,73,597	46,46,306	8,27,291
46	6A204	65.58	44,69,402	37,98,224	6,71,178
47	6A304	65.58	43,07,252	36,55,013	6,52,239
48	6A704	65.58	44,02,633	37,41,373	6,61,260
49	6B304	92.57	55,10,478	46,83,906	8,26,572
50	6C103	62.86	38,72,071	32,91,260	5,80,811
51	6C105	66.75	39,65,120	27,75,584	11,89,536
52	6C303	62.86	38,14,755	26,70,329	11,44,426
53	6C406	49.78	32,20,100	3,22,010	28,98,090
54	6D202	80.7	51,74,280	43,98,131	7,76,149
55	6C505	65.62	35,56,625	3,55,663	32,00,963
56	6A202	80.94	50,99,772	43,27,113	7,72,659
57	6D604	92.56	61,55,598	52,09,582	9,46,016
58	6B703	91.81	61,02,575	51,87,190	9,15,385
59	6C503	62.86	39,68,788	27,78,152	11,90,636



60	6C705	65.62		34,78,000	24,33,693	10,44,307
61	6C706	49.78		27,85,260	19,49,682	8,35,578
62	6B504	92.57		66,08,650	6,60,865	59,47,785
63	6C605	65.62		37,00,000	25,90,000	11,10,000
64	6B203	91.81		61,33,831	52,14,408	9,19,423
65	6C106	50.31		30,99,997	3,10,000	27,89,997
66	6C101	47.76		45,03,114	38,27,647	6,75,467
67	6C104	62.33		52,37,200	44,51,620	7,85,580
68	6C306	49.78		28,92,929	20,25,038	8,67,891
69	6A404	65.58		37,79,100	26,45,127	11,33,973
70	6D701	80.68		29,00,932	20,30,652	8,70,280
71	6B204	92.57		60,31,840	51,27,064	9,04,776
72	6A402	80.94		53,88,000	45,79,800	8,08,200
73	6C604	61.8		37,13,000	25,99,100	11,13,900
74	6D302	80.7		52,37,200	44,56,102	7,81,098
75	6C703	62.86		36,76,750	25,73,725	11,03,025
76	6B602	80.7		54,56,562	49,10,238	5,46,324
77	6D504	92.56		63,35,035	47,51,276	15,83,759
78	6C404	61.8		37,31,800	22,34,329	14,97,471
79	6C504	61.8		37,69,400	22,61,639	15,07,761
80	6D404	92.56		62,27,068	56,04,361	6,22,707
81	6C206	49.78		30,28,110	18,16,866	12,11,244
82	6A302	80.94		55,93,270	50,33,943	5,59,327
83	6B103	91.81		64,36,020	57,91,218	6,44,802
84	6C201	47.25		29,78,663	17,87,197	11,91,465
85	6C302	47.33		30,12,900	18,07,299	12,05,601
86	6C304	61.8		37,69,400	22,61,201	15,08,199
87	6C401	47.25		29,07,250	17,44,350	11,62,900
88	6C402	47.33		29,11,260	17,46,756	11,64,504
89	6C502	47.33		30,12,900	17,76,173	12,36,727
90	6C601	47.25		28,78,250	17,26,950	11,51,300
91	6C602	47.33		30,12,900	18,07,739	12,05,161
92	6D103	91.9		63,30,639	56,97,575	6,33,064
93	6D304	92.56		64,04,090	57,63,681	6,40,409
94	6B704	92.57		63,35,035	57,01,532	6,33,504
95	6A601	80.94		55,93,270	50,33,943	5,59,327
96	6A701	80.94		55,38,800	49,84,920	5,53,880
97	6A702	80.94		55,38,800	49,84,920	5,53,880
98	6C102	47.76		29,82,771	17,28,913	12,53,858
99	6C202	47.33		31,35,178	18,80,695	12,54,483
100	6C204	61.8		38,61,990	23,17,194	15,44,796
101	6C701	47.25		30,08,750	27,07,875	3,00,875
102	6C702	47.33		29,60,178	17,74,815	11,85,363
103	6B104	92.57		64,04,090	57,63,681	6,40,409
104	6B402	80.7		57,04,480	5,70,448	51,34,032
105	6C704	61.8		39,48,000	3,94,800	35,53,200
106	6D104	92.56		67,19,575	-	67,19,575
107	6D204	92.56		64,82,935	56,77,141	8,05,794
108	6A401	80.94		57,37,700	-	57,37,700
109	6A501	80.94		57,37,700	-	57,37,700
110	6B102	80.7		57,43,650	5,74,364	51,69,286
111	6B302	80.7		56,39,580	50,75,622	5,63,958
112	6B501	80.63		57,78,040	5,77,804	52,00,236
113	6B502	80.7		59,27,500	5,92,749	53,34,751
114	6B601	80.63		57,39,130	5,73,913	51,65,217
115	6B702	80.7		57,04,480	50,95,358	6,09,122
116	6D201	80.68		56,92,438	-	56,92,438
Total	-	8,429.85		54,30,12,960.65	37,05,13,070	17,24,99,890.84

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 Sqmt) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	6A101	80.94	23,37,143
2	6A102	80.94	23,37,143
3	6A201	80.94	23,37,143
4	6A301	80.94	23,37,143
5	6B101	80.63	23,28,191
6	6B202	80.70	23,30,213
7	6B301	80.63	23,28,191
8	6B401	80.63	23,28,191
9	6B701	80.63	23,28,191
10	6D102	80.70	23,30,213
Total		808	2,33,21,760

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)	8,92,68,270
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)	17,24,99,891
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	808
	(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 be calculated and certified by CA) as per Table C to this certificate	2,33,21,760
4	Estimated receivables of ongoing project (Sum of 2 + 3(ii))	Not applicable as it is not an ongoing project
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	



Table E- Designated Bank Account Details

Sr. No.	Particulars	Bank Name: HDFC Bank Ltd Bank Account No: 2611835156 Bank Account Name: MAHINDRA BLOOMDALE DEVELOPERS LIMITED-BLDG 6 - 70% RERA
		Actual Amount till Date (From start of bank account to till 30 Sept 2022)
1	Opening Balance	
2	Deposit	29,83,30,251
3	Withdrawals	28,83,29,064
4	Closing Balance	1,00,01,187

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 30th Sept 2022 (In Rs.)	Actual as on 30th Sept 2022 (In Rs.)
1	Own Fund	5,80,08,813	7,37,10,385	7,30,22,286
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	18,96,03,912	30,03,36,544	16,19,77,367
4	Customer Receipts used from Project	39,03,00,952	5,13,58,938	28,83,29,064
5	Total Funds for Project	63,79,13,676	42,54,05,867	52,33,28,718
6	Total Estimated Cost and Actual Cost (As per Table A and B)	47,86,23,874	61,25,96,987	52,33,28,718

Table G

Any Comments/Observation of CA

1) Refer Annexure I to the Certificate

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

DEV DATT
ASUHAS
MAINKAR



Devdatta Mainkar
Partner
Membership No. 109795

Agreed and accepted by
For Mahindra Bloomdale Developers Limited

Chief Project Officer
19th October 2022