

FORM 3 (See Regulation 3)
Project Name: Bloomdale Building 6
Maha RERA Registration Number - P50500015285
Table A - Estimated Cost of the Project (as on 31st Mar 2023)

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 10.04.2023)	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.	2,36,94,560
	(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 :	54,12,09,046
	Total Cost of the Project (Estimated)	61,49,19,431



Table B - Actual Cost Incurred (as on 31st Mar 2023)

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	36,50,50,291
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.(Certificate dated 10.04.2023)	36,50,50,291
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA	36,50,50,291
	(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.	2,28,45,110



	(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 :	49,60,16,556
3	Total Cost of the Project (Actual incurred as on 31 Mar 23)	56,90,38,843
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).	92.54%
5	Amount which can be withdrawn from the Designated Account	56,90,38,843
6	Less.: Amount Withdrawn till date till 31 Mar 23 from Designated Account	41,55,12,752
7	Net Amount Which Can be withdraw from the Designated bank Account under this Certificate	15,35,26,090



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 Sqmt) (3)	Unit Consideraaiion as per Agreement/ Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	6A103	65.55	40,70,675	38,67,141	2,03,534
2	6A104	65.58	41,12,213	39,06,602	2,05,611
3	6A203	65.55	45,03,205	38,09,709	6,93,496
4	6A303	65.55	43,07,252	40,91,762	2,15,490
5	6A403	65.55	43,16,050	41,00,248	2,15,802
6	6A502	80.94	49,53,675	47,05,266	2,48,409
7	6A503	65.55	42,53,202	40,40,542	2,12,660
8	6A504	65.58	42,53,202	40,40,542	2,12,660
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	40,91,889	2,15,363
12	6A703	65.55	43,07,252	40,91,889	2,15,363
13	6B201	80.63	50,83,401	48,29,237	2,54,164
14	6B403	91.81	54,73,548	51,97,955	2,75,593
15	6B404	92.57	55,10,468	52,34,948	2,75,520
16	6B503	91.81	59,16,344	56,20,536	2,95,808
17	6B603	91.81	62,53,118	59,40,462	3,12,656
18	6B604	92.57	59,57,318	56,30,203	3,27,115
19	6C203	62.86	37,75,771	32,09,380	5,66,391
20	6C205	65.62	34,29,388	32,55,654	1,73,734
21	6C301	47.25	28,67,709	27,24,324	1,43,385
22	6C305	65.62	34,34,625	32,62,894	1,71,731
23	6C403	62.86	36,42,700	32,12,041	4,30,659
24	6C405	65.62	37,51,975	35,64,377	1,87,598
25	6C501	47.25	29,53,750	28,06,062	1,47,688
26	6C506	49.78	29,66,687	28,18,353	1,48,334
27	6C603	62.86	36,79,471	34,95,581	1,83,890
28	6C606	49.78	30,42,787	25,86,368	4,56,419
29	6D101	80.68	47,58,225	45,20,229	2,37,996
30	6D203	91.9	56,12,500	53,31,875	2,80,625
31	6D301	80.68	49,33,225	46,87,459	2,45,766
32	6D303	91.9	56,12,500	53,31,837	2,80,663
33	6D401	80.68	50,60,799	48,07,758	2,53,041
34	6D402	80.7	47,12,620	44,76,988	2,35,632
35	6D403	91.9	58,02,595	55,07,287	2,95,308
36	6D501	80.68	53,25,800	50,59,508	2,66,292
37	6D502	80.7	52,17,000	49,56,150	2,60,850
38	6D503	91.9	64,37,993	25,75,197	38,62,796
39	6D601	80.68	52,90,499	39,54,339	13,36,160
40	6D602	80.7	52,13,701	49,53,016	2,60,685
41	6D603	91.9	58,56,268	55,62,628	2,93,640
42	6D704	92.56	56,12,500	53,31,339	2,81,161
43	6B303	91.81	54,73,597	51,85,397	2,88,200
44	6A204	65.58	44,69,402	42,45,134	2,24,268
45	6A304	65.58	43,07,252	39,56,544	3,50,708
46	6A704	65.58	44,02,633	39,76,899	4,25,734
47	6B304	92.57	55,10,478	52,34,954	2,75,524
48	6C103	62.86	38,72,071	36,78,467	1,93,604
49	6C105	66.75	39,65,120	37,66,864	1,98,256
50	6C303	62.86	38,14,755	36,24,017	1,90,738
51	6C406	49.78	32,20,100	28,22,013	3,98,087
52	6D202	80.7	51,74,280	49,15,558	2,58,722
53	6C505	65.62	35,56,625	37,07,121	-1,50,496
54	6A202	80.94	50,99,772	48,44,784	2,54,988
55	6D604	92.56	61,55,598	58,47,697	3,07,901
56	6B703	91.81	61,02,575	57,97,448	3,05,127
57	6C503	62.86	39,68,788	37,70,348	1,98,440
58	6C705	65.62	34,78,000	29,55,370	5,22,630
59	6C706	49.78	27,85,260	26,45,997	1,39,263
60	6B504	92.57	66,08,650	62,61,281	3,47,369
61	6C605	65.62	37,00,000	35,15,000	1,85,000
62	6B203	91.81	61,33,831	58,27,357	3,06,474
63	6C106	50.31	30,99,997	29,44,997	1,55,000



Unsold Inventory

Sr No (1)	Flat No (2)	Carpet Area (in Sqmr) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	6D702	80.70	23,30,213
2	6D703	91.90	26,53,613
Total		173	49,83,825

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)	4,58,80,589
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)	8,19,58,815
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	173
	(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	49,83,825
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	
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	Not applicable as it is not an ongoing project



Table E- Designated Bank Account Details

Sr. No.	Particulars	Bank Name: Kotak Mahindra 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 31 Mar 2023)
1	Opening Balance	
2	Deposit	41,89,27,870
3	Withdrawals	41,55,12,752
4	Closing Balance	34,15,118

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.

An amount of Rs.3,03,896 pertaining to other projects has been inadvertently deposited in RERA collection account.

1 The company identifies such erroneous transfers from time to time and deposits it in the correct RERA Collection account. However, withdrawals made out of the amount deposited in this project pertaining to other projects is within the overall withdrawal limits of those projects.

An amount of Rs.2,59,868 pertaining to this project was deposited in other project's RERA collection accounts. The

2 company identifies such erroneous transfers from time to time and deposits it in the correct RERA Collection account. However, the amount deposited in other projects along with the amount withdrawn is within the overall withdrawal limit of this project.

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 Mar 2023 (In Rs.)	Actual as on 31st Mar 2023 (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	54,06,05,779	8,05,03,804
4	Customer Receipts used from Project	39,03,00,952	5,13,58,938	41,55,12,752
5	Total Funds for Project	63,79,13,676	66,56,75,102	56,90,38,843
6	Total Estimated Cost and Acutal Cost (As per Table A and B)	47,86,23,874	61,49,19,431	56,90,38,843

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

DEV DATT
A SUHAS
MAIN KAR

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DEV DATT A SUHAS
MAIN KAR
Date: 2023.04.18
14:27:43 +05'30'



Devdatta Mainkar
Partner
Membership No. 109795

Agreed and accepted by
For Mahindra Bloomdale Developers Limited

(SUDHAKARAN KR.)

Chief Project Officer
18th April 2023