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 December 2021)

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).	3,68,82,291
	(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:	**6,56,96,291**
	II. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer (As per engineer certificate dated 10.01.2022)	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)	**60,45,82,893**

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Table B - Actual Cost Incurred (as on 31st December 2021)

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). (Refer Note 4. in Annexure-II)	3,68,82,291
	(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.	2,70,46,018
	(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:	**6,47,74,166**
2	**Development Cost/Cost of Construction**	
	(I). Expenditure for construction of minimum of (a) or (b) to be considered	16,77,66,464
	(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	16,77,66,464
	(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.	10,06,02,721



	(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 :	**37,64,90,340**
3	**Total Cost of the Project (Actual Incurred as on 31st December 21)**	**44,12,64,507**
4	**Proportion ofthe Cost Incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).**	**72.99%**
5	**Amount which can be withdrawn from the Designated Account**	44,12,64,507
6	**Less.: Amount Withdrawn till 31st December 2021 from Designated Account**	17,80,95,000
7	**Net Amount Which Can be withdraw from the Designated bank Account under this Certificate**	26,31,69,506

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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 Consideration as per Agreement/ Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	6A103	65.55	40,70,675	24,42,405	16,28,270
2	6A104	65.58	41,12,213	24,67,328	16,44,885
3	6A203	65.55	43,28,202	26,84,423	16,43,779
4	6A303	65.55	43,07,252	25,84,353	17,22,899
5	6A403	65.55	43,16,050	25,89,630	17,26,420
6	6A502	80.94	49,53,675	29,72,205	19,81,470
7	6A503	65.55	42,53,202	25,51,921	17,01,281
8	6A504	65.58	42,53,202	25,51,921	17,01,281
9	6A602	80.94	54,97,026	19,23,959	35,73,067
10	6A603	65.55	44,15,352	26,49,211	17,66,141
11	6A604	65.58	43,07,252	25,84,351	17,22,901
12	6A703	65.55	43,07,252	25,84,351	17,22,901
13	6B201	80.63	50,83,401	30,50,044	20,33,357
14	6B403	91.81	54,73,548	32,84,158	21,89,390
15	6B404	92.57	55,10,468	33,06,284	22,04,184
16	6B503	91.81	59,16,344	35,49,812	23,66,532
17	6B603	91.81	62,53,118	37,51,871	25,01,247
18	6B604	92.57	59,57,318	35,74,389	23,82,929
19	6C203	62.86	37,75,771	18,87,886	18,87,886
20	6C205	65.62	34,29,388	17,14,694	17,14,694
21	6C301	47.25	28,67,709	14,33,855	14,33,855
22	6C305	65.62	34,34,625	17,17,313	17,17,313
23	6C403	62.86	36,42,700	7,28,539	29,14,161
24	6C405	65.62	37,51,975	18,75,988	18,75,987
25	6C501	47.25	29,53,750	17,72,250	11,81,500
26	6C506	49.78	29,66,687	14,83,344	14,83,344
27	6C603	62.86	36,79,471	18,39,780	18,39,691
28	6C606	49.78	30,42,787	15,21,394	15,21,394
29	6D101	80.68	47,58,225	30,92,846	16,65,379
30	6D203	91.9	56,12,500	36,48,125	19,64,375
31	6D301	80.68	49,33,225	32,06,596	17,26,629
32	6D303	91.9	56,12,500	36,48,099	19,64,401
33	6D401	80.68	50,60,799	35,42,559	15,18,240
34	6D402	80.7	47,12,620	30,63,202	16,49,418
35	6D403	91.9	58,02,595	40,61,818	17,40,777
36	6D501	80.68	53,25,800	34,61,769	18,64,031
37	6D502	80.7	52,17,000	33,91,050	18,25,950
38	6D503	91.9	64,37,993	25,75,198	38,62,795
39	6D601	80.68	52,90,499	37,03,313	15,87,186
40	6D602	80.7	52,13,701	33,88,906	18,24,795
41	6D603	91.9	58,56,268	40,99,388	17,56,880
42	6D702	80.7	48,49,435	28,80,596	19,68,839
43	6D703	91.9	57,13,450	33,93,827	23,19,623
44	6D704	92.56	56,12,500	36,48,125	19,64,375
45	6B303	91.81	55,10,468	32,06,724	23,03,744
46	6A204	65.58	44,69,402	26,81,641	17,87,761
47	6A304	65.58	43,07,252	25,84,351	17,22,901
48	6A704	65.58	44,02,633	26,41,436	17,61,197
49	6B304	92.57	55,10,478	33,06,287	22,04,191
50	6C103	62.86	38,72,071	19,36,036	19,36,036
51	6C105	66.75	39,65,120	19,03,258	20,61,862
52	6C303	62.86	38,14,755	19,07,378	19,07,377

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53	6C406	49.78	32,20,100	3,22,010	28,98,090
54	6D202	80.7	51,74,280	36,21,981	15,52,299
55	6C505	65.62	35,56,625	3,55,663	32,00,963
56	6A202	80.94	53,21,452	30,59,864	22,61,588
57	6D604	92.56	61,55,598	43,08,919	18,46,679
58	6B703	91.81	63,52,305	36,61,547	26,90,759
59	6C503	62.86	39,68,788	19,84,394	19,84,394
60	6C705	65.62	34,78,000	16,97,357	17,80,643
61	6C706	49.78	27,85,260	13,92,630	13,92,630
62	6B504	92.57	66,08,650	6,60,865	59,47,785
63	6C605	65.62	37,00,000	18,50,000	18,50,000
64	6B203	91.81	61,39,140	36,81,071	24,58,069
65	6C106	50.31	30,99,997	3,10,000	27,89,997
66	6C101	47.76	45,03,114	27,01,868	18,01,246
67	6C104	62.33	52,37,200	36,66,040	15,71,160
68	6C306	49.78	28,92,929	14,46,464	14,46,465
69	6A404	65.58	37,79,100	18,89,550	18,89,550
70	6D701	80.68	29,00,932	14,50,466	14,50,466
71	6B204	92.57	60,31,840	36,19,104	24,12,736
72	6A402	80.94	53,88,000	32,32,800	21,55,200
73	6C604	61.8	37,13,000	18,56,500	18,56,500
74	6D302	80.7	52,37,200	36,66,040	15,71,160
75	6C703	62.86	36,76,750	18,38,375	18,38,375
76	6B602	80.7	54,56,562	32,73,937	21,82,625
77	6D504	92.56	63,35,035	38,01,021	25,34,014
78	6C404	61.8	37,31,800	3,73,180	33,58,620
79	6C504	61.8	37,69,400	22,61,639	15,07,761
80	6D404	92.56	62,27,068	37,36,240	24,90,828
81	6C206	49.78	30,28,110	18,16,866	12,11,244
82	6A302	80.94	55,93,270	2,79,664	53,13,607
83	6B103	91.81	64,36,020	6,43,602	57,92,418
84	6C201	47.25	29,78,663	2,97,866	26,80,796
85	6C302	47.33	30,12,900	1,32,567	28,80,333
86	6C304	61.8	37,69,400	1,88,470	35,80,930
87	6C401	47.25	29,07,250	17,43,876	11,63,374
88	6C402	47.33	29,11,260	2,91,126	26,20,134
89	6C502	47.33	30,12,900	3,01,289	27,11,611
90	6C601	47.25	28,78,250	17,26,950	11,51,300
91	6C602	47.33	30,12,900	3,01,289	27,11,611
92	6D103	91.9	63,30,639	3,16,532	60,14,107
93	6D304	92.56	64,04,090	6,40,409	57,63,681
94	6B704	92.57	63,35,035	38,01,021	25,34,014
Total	-	6,788.75	42,97,72,512.85	22,02,51,233	20,95,21,279.86

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	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	6A401	80.94	23,37,143
6	6A501	80.94	23,37,143
7	6A601	80.94	23,37,143
8	6A701	80.94	23,37,143
9	6A702	80.94	23,37,143
10	6B101	80.63	23,28,191
11	6B102	80.70	23,30,213
12	6B104	92.57	26,72,959
13	6B202	80.70	23,30,213
14	6B301	80.63	23,28,191
15	6B302	80.70	23,30,213
16	6B401	80.63	23,28,191
17	6B402	80.70	23,30,213
18	6B501	80.63	23,28,191
19	6B502	80.70	23,30,213
20	6B601	80.63	23,28,191
21	6B701	80.63	23,28,191
22	6B702	80.70	23,30,213
23	6C102	47.76	13,79,070
24	6C202	47.33	13,66,654
25	6C204	61.80	17,84,475
26	6C701	47.25	13,64,344
27	6C702	47.33	13,66,654
28	6C704	61.80	17,84,475
29	6D102	80.70	23,30,213
30	6D104	92.56	26,72,670
31	6D201	80.68	23,29,635
32	6D204	92.56	26,72,670
Total		2,449	7,07,08,523

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**

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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)	16,33,18,387
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)	20,95,21,279.86
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2,449
	(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	7,07,08,523
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	Not applicable as the project 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	

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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 31st December 2021)
1	Opening Balance	
2	Deposit	17,81,10,703.34
3	Withdrawals	17,80,95,000.28
4	Closing Balance	15,703

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, except

1) An amount of Rs.559154 pertaining to other projects has been inadvertently deposited in RERA collection account. 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.

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.

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Table F- Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated as on 31st December 2021 (In Rs.)	Actual as on 31st December 2021 (In Rs.)
1	Own Fund	5,80,08,813	6,56,96,291	6,47,74,166
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	36,17,13,727
4	Customer Receipts used from Project	39,03,00,952	5,13,58,938	17,80,95,000
5	Total Funds for Project	63,79,13,676	41,73,91,773	60,45,82,893
6	Total Estimated Cost (As per Table A)	47,86,23,874	60,45,82,893	60,45,82,893

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: 2022.03.22 18:02:16 +05'30'

Devdatta Mainkar
Partner
Membership No. 109795

Agreed and accepted by
For Mahindra Bloomdale Developers Limited

Chief Project Officer
22nd March, 2022

A B D AND CO. LLP
W100145
Chartered Accountants