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 March 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 10.04.2022)	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 31st March 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.	2,70,46,018
	(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:	**7,27,88,261**
2	**Development Cost/Cost of Construction**	
	(i). Expenditure for construction of minimum of (a) or (b) to be considered	19,01,12,966
	(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	19,01,12,966
	(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.	10,80,55,665



	(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 :	**40,62,89,787**
3	**Total Cost of the Project (Actual incurred as on 31st March 2022)**	**47,90,78,047**
4	**Proportion olthe Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).**	**78.20%**
5	**Amount which can be withdrawn from the Designated Account**	47,90,78,047
6	**Less.: Amount Withdrawn till date till 31st March 2022 from Designated Account**	23,53,29,064
7	**Net Amount Which Can be withdraw from the Designated bank Account under this Certificate**	24,37,48,983



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 Consideraiion as per Agreement/ Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	6A103	65.55	40,70,675	26,45,939	14,24,736
2	6A104	65.58	41,12,213	26,72,938	14,39,275
3	6A203	65.55	43,28,202	31,34,154	11,94,048
4	6A303	65.55	43,07,252	30,15,079	12,92,173
5	6A403	65.55	43,16,050	28,05,433	15,10,618
6	6A502	80.94	49,53,675	32,19,394	17,34,281
7	6A503	65.55	42,53,202	25,00,883	17,52,319
8	6A504	65.58	42,53,202	29,77,241	12,75,961
9	6A602	80.94	54,97,026	19,23,959	35,73,067
10	6A603	65.55	44,15,352	30,90,745	13,24,607
11	6A604	65.58	43,07,252	30,15,076	12,92,176
12	6A703	65.55	43,07,252	30,15,076	12,92,176
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	20,55,401	13,73,987
21	6C301	47.25	28,67,709	17,20,625	11,47,084
22	6C305	65.62	34,34,625	20,60,775	13,73,850
23	6C403	62.86	36,42,700	7,28,539	29,14,161
24	6C405	65.62	37,51,975	22,51,185	15,00,790
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	38,03,403	9,54,822
30	6D203	91.9	56,12,500	44,90,000	11,22,500
31	6D301	80.68	49,33,225	39,46,580	9,86,645
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	37,70,094	9,42,526
35	6D403	91.9	58,02,595	49,32,208	8,70,387
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	25,75,198	38,62,795
39	6D601	80.68	52,90,499	36,54,818	16,35,681
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	27,93,306	20,56,129
43	6D703	91.9	57,13,450	32,90,985	24,22,466
44	6D704	92.56	56,12,500	44,87,321	11,25,179
45	6B303	91.81	55,10,468	32,06,724	23,03,744
46	6A204	65.58	44,69,402	31,28,581	13,40,821
47	6A304	65.58	43,07,252	30,14,549	12,92,703
48	6A704	65.58	44,02,633	30,80,981	13,21,652
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
53	6C406	49.78	32,20,100	3,22,010	28,98,090
54	6D202	80.7	51,74,280	43,98,123	7,76,157
55	6C505	65.62	35,56,625	3,55,663	32,00,963
56	6A202	80.94	53,21,452	35,69,841	17,51,611
57	6D604	92.56	61,55,598	52,06,860	9,48,738
58	6B703	91.81	63,52,305	36,61,547	26,90,759

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W100145
Chartered Accountants

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	31,52,179	13,50,935
67	6C104	62.33	52,37,200	44,51,620	7,85,580
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	37,71,600	16,16,400
73	6C604	61.8	37,13,000	18,56,500	18,56,500
74	6D302	80.7	52,37,200	44,51,620	7,85,580
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	47,51,276	15,83,759
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	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	30,76,298	25,16,972
83	6B103	91.81	64,36,020	38,61,612	25,74,408
84	6C201	47.25	29,78,663	2,97,866	26,80,796
85	6C302	47.33	30,12,900	16,38,523	13,74,377
86	6C304	61.8	37,69,400	20,72,679	16,96,721
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	1,20,515	28,92,385
90	6C601	47.25	28,78,250	17,26,950	11,51,300
91	6C602	47.33	30,12,900	18,07,738	12,05,162
92	6D103	91.9	63,30,639	53,81,043	9,49,596
93	6D304	92.56	64,04,090	25,61,636	38,42,454
93	6B704	92.57	63,35,035	38,01,021	25,34,014
93	6A601	80.94	55,93,270	33,26,263	22,67,007
93	6A701	80.94	55,38,800	33,23,280	22,15,520
93	6A702	80.94	55,38,800	33,23,280	22,15,520
93	6C102	47.76	29,82,771	2,97,308	26,85,463
93	6C202	47.33	31,35,178	1,56,759	29,78,419
93	6C204	61.8	38,61,990	3,86,199	34,75,791
93	6C701	47.25	30,08,750	3,00,875	27,07,875
93	6C702	47.33	29,60,178	17,74,660	11,85,518
Total	-	**7,283.04**	**46,23,92,249.73**	**27,38,24,638**	**18,85,67,612.22**

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	6B101	80.63	23,28,191
8	6B102	80.70	23,30,213



9	6B104	92.57	26,72,959
10	6B202	80.70	23,30,213
11	6B301	80.63	23,28,191
12	6B302	80.70	23,30,213
13	6B401	80.63	23,28,191
14	6B402	80.70	23,30,213
15	6B501	80.63	23,28,191
16	6B502	80.70	23,30,213
17	6B601	80.63	23,28,191
18	6B701	80.63	23,28,191
19	6B702	80.70	23,30,213
20	6C704	61.80	17,84,475
21	6D102	80.70	23,30,213
22	6D104	92.56	26,72,670
23	6D201	80.68	23,29,635
24	6D204	92.56	26,72,670
Total		**1,954**	**5,64,35,899**

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)	13,35,18,940
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)	18,85,67,612
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,954
	(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	5,64,35,899
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 31st March 2022)
1	Opening Balance	
2	Deposit	23,64,65,640
3	Withdrawals	23,53,29,064
4	Closing Balance	11,36,576

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 31st March 2022 (In Rs.)	Actual as on 31st March 2022 (In Rs.)
1	Own Fund	5,80,08,813	7,37,10,385	7,27,88,261
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	17,09,60,722
4	Customer Receipts used from Project	39,03,00,952	5,13,58,938	23,53,29,064
5	Total Funds for Project	63,79,13,676	42,54,05,867	47,90,78,047
6	Total Estimated Cost and Acutal Cost (As per Table A and B)	47,86,23,874	61,25,96,987	47,90,78,047

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 A SUHAS MAINKAR
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Date: 2022.05.13 17:33:46 +05'30'

A B D AND CO LLP * W100145 * Chartered Accountants

Devdatta Mainkar
Partner
Membership No. 109795
Thane, 13th May 2022

Agreed and accepted by
For Mahindra Bloomdale Developers Limited

Chief Project Officer
13th May 2022