

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 June 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 10.07.2022)	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 June 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:	7,27,88,260
2	Development Cost/Cost of Construction	
	(i). Expenditure for construction of minimum of (a) or (b) to be considered	19,95,96,199
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	19,95,96,199
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA	19,95,96,199
	(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.	10,88,06,674
	(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 :	41,65,24,029
3	Total Cost of the Project (Actual incurred as on 30th June 22)	48,93,12,289
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).	79.88%
5	Amount which can be withdrawn from the Designated Account	48,93,12,289
6	Less.: Amount Withdrawn till date till 30 June 22 from Designated Account	26,16,29,064
7	Net Amount Which Can be withdraw from the Designated bank Account under this Certificate	22,76,83,225



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 Consideration as per Agreement/ Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	6A103	65.55	40,70,675	25,72,751	14,97,924
2	6A104	65.58	41,12,213	25,98,918	15,13,295
3	6A203	65.55	43,28,202	30,51,522	12,76,680
4	6A303	65.55	43,07,252	29,37,774	13,69,478
5	6A403	65.55	43,16,050	27,27,744	15,88,306
6	6A502	80.94	49,53,675	31,30,227	18,23,448
7	6A503	65.55	42,53,202	28,93,493	13,59,709
8	6A504	65.58	42,53,202	29,00,684	13,52,518
9	6A602	80.94	54,97,026	19,23,959	35,73,067
10	6A603	65.55	44,15,352	30,11,269	14,04,083
11	6A604	65.58	43,07,252	29,37,546	13,69,706
12	6A703	65.55	43,07,252	29,37,566	13,69,686
13	6B201	80.63	50,83,401	43,20,388	7,63,013
14	6B403	91.81	54,73,548	46,50,356	8,23,192
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	50,63,717	8,93,601
19	6C203	62.86	37,75,771	18,42,576	19,33,195
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	17,80,012	11,86,675
27	6C603	62.86	36,79,471	22,07,735	14,71,736
28	6C606	49.78	30,42,787	14,84,880	15,57,907
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	37,70,095	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	25,75,198	38,62,795
39	6D601	80.68	52,90,499	38,00,204	14,90,295
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	30,64,842	17,84,593
43	6D703	91.9	57,13,450	36,10,900	21,02,550
44	6D704	92.56	56,12,500	44,90,000	11,22,500
45	6B303	91.81	55,10,468	46,45,556	8,64,912
46	6A204	65.58	44,69,402	30,48,132	14,21,270
47	6A304	65.58	43,07,252	29,37,019	13,70,233
48	6A704	65.58	44,02,633	30,01,878	14,00,756
49	6B304	92.57	55,10,478	46,83,906	8,26,572
50	6C103	62.86	38,72,071	18,89,571	19,82,500
51	6C105	66.75	39,65,120	19,34,979	20,30,141
52	6C303	62.86	38,14,755	22,88,853	15,25,902
53	6C406	49.78	32,20,100	3,22,010	28,98,090
54	6D202	80.7	51,74,280	43,98,138	7,76,142
55	6C505	65.62	35,56,625	3,55,663	32,00,963
56	6A202	80.94	53,21,452	34,78,045	18,43,407
57	6D604	92.56	61,55,598	52,06,860	9,48,738
58	6B703	91.81	63,52,305	51,87,191	11,65,115
59	6C503	62.86	39,68,788	23,81,273	15,87,515
60	6C705	65.62	34,78,000	20,85,827	13,92,173



61	6C706	49.78	27,85,260	16,71,156	11,14,104
62	6B504	92.57	66,08,650	6,60,865	59,47,785
63	6C605	65.62	37,00,000	18,05,600	18,94,400
64	6B203	91.81	61,39,140	52,14,408	9,24,732
65	6C106	50.31	30,99,997	3,10,000	27,89,997
66	6C101	47.76	45,03,114	30,71,124	14,31,990
67	6C104	62.33	52,37,200	44,51,620	7,85,580
68	6C306	49.78	28,92,929	17,35,474	11,57,455
69	6A404	65.58	37,79,100	22,67,201	15,11,899
70	6D701	80.68	29,00,932	17,40,559	11,60,373
71	6B204	92.57	60,31,840	51,27,064	9,04,776
72	6A402	80.94	53,88,000	37,05,194	16,82,806
73	6C604	61.8	37,13,000	22,27,800	14,85,200
74	6D302	80.7	52,37,200	44,51,620	7,85,580
75	6C703	62.86	36,76,750	21,06,050	15,70,700
76	6B602	80.7	54,56,562	49,10,118	5,46,444
77	6D504	92.56	63,35,035	47,51,276	15,83,759
78	6C404	61.8	37,31,800	22,33,759	14,98,041
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	31,51,454	24,41,816
83	6B103	91.81	64,36,020	57,91,002	6,45,018
84	6C201	47.25	29,78,663	17,87,197	11,91,465
85	6C302	47.33	30,12,900	18,07,246	12,05,654
86	6C304	61.8	37,69,400	22,61,149	15,08,251
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	17,72,385	12,40,515
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	31,55,019	24,38,251
96	6A701	80.94	55,38,800	31,20,734	24,18,066
97	6A702	80.94	55,38,800	31,20,734	24,18,066
98	6C102	47.76	29,82,771	1,18,342	28,64,430
99	6C202	47.33	31,35,178	18,80,621	12,54,557
100	6C204	61.8	38,61,990	23,17,194	15,44,796
101	6C701	47.25	30,08,750	27,05,874	3,02,876
102	6C702	47.33	29,60,178	17,74,660	11,85,518
103	6B104	92.57	64,04,090	2,81,052	61,23,038
104	6B402	80.7	57,04,480	2,85,224	54,19,256
105	6C704	61.8	39,48,000	3,94,800	35,53,200
106	6D104	92.56	64,19,856	3,20,993	60,98,863
107	6D204	92.56	64,82,935	56,77,141	8,05,794
Total	-	7,703.23	49,13,51,610.38	32,13,28,008	17,00,23,602.44

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	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	6B202	80.70	23,30,213
10	6B301	80.63	23,28,191
11	6B302	80.70	23,30,213
12	6B401	80.63	23,28,191
13	6B501	80.63	23,28,191
14	6B502	80.70	23,30,213
15	6B601	80.63	23,28,191
16	6B701	80.63	23,28,191
17	6B702	80.70	23,30,213
18	6D102	80.70	23,30,213
19	6D201	80.68	23,29,635
Total		1,534	4,43,02,913

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)	12,32,84,698
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)	17,00,23,602
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,534
	(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	4,43,02,913
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 June 2022)
1	Opening Balance	
2	Deposit	26,23,33,094
3	Withdrawals	26,16,29,064
4	Closing Balance	7,04,030

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 June 2022 (In Rs.)	Actual as on 30th June 2022 (In Rs.)
1	Own Fund	5,80,08,813	7,37,10,385	7,27,88,260
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	15,48,94,965
4	Customer Receipts used from Project	39,03,00,952	5,13,58,938	26,16,29,064
5	Total Funds for Project	63,79,13,676	42,54,05,867	48,93,12,289
6	Total Estimated Cost and Actual Cost (As per Table A and B)	47,86,23,874	61,25,96,987	48,93,12,289

Table G
Any Comments/Observation of CA

1	Refer Annexure I to the Certificate
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For A B D AND CO LLP
Chartered Accountants
Firm Registration No.: W100145



DEVDATT Digitally signed by DEVDATT A SUHAS MAINKAR Date: 2022.07.20 16:03:18 +05'30'
A SUHAS
MAINKAR

Devdatta Mainkar
Partner
Membership No. 109795

Agreed and accepted by
For Mahindra Bloomdale Developers Limited

Chief Project Officer
20th July 2022