

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 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).	44,208,385
	(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:	7,30,22,385
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer (As per engineer certificate dated 10.07.2023)	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	2,36,94,560

	machineries and equipment including its hire and maintenance costs, consumables etc.	
	(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 30th June 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). (Refer Note 8 of Annexure I)	44,208,385
	(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.	27,968,143
	(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:	7,30,22,385

2	Development Cost/Cost of Construction	
	(i). Expenditure for construction of minimum of (a) or (b) to be considered	409,393,331
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer (Certificate dated 10.07.2023)	433,087,890
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA	409,393,331
	(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.	23,694,560
	(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:	54,12,09,046
3	Total Cost of the Project (Actual incurred as on 30th June 2023)	614,231,431
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).	100%
5	Amount which can be withdrawn from the Designated Account	614,231,431
6	Less.: Amount Withdrawn till date till 30th June 2023 from Designated Account	422,191,232
7	Net Amount Which Can be withdraw from the Designated bank Account under this Certificate	192,040,199

Table C- Statement for calculation of Receivables from the Sales of the Real Estate Project

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	4,070,675	4,070,675	-
2	6A104	65.58	4,112,213	4,112,213	-
3	6A203	65.55	4,503,205	4,485,706	17,499
4	6A303	65.55	4,307,252	4,307,252	-
5	6A403	65.55	4,316,050	4,316,050	-
6	6A502	80.94	4,953,675	4,953,675	-
7	6A503	65.55	4,253,202	4,253,202	-
8	6A504	65.58	4,253,202	4,253,202	-

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9	6A602	80.94	5,497,026	1,924,184	3,572,842
10	6A603	65.55	4,415,352	4,415,352	-
11	6A604	65.58	4,307,252	4,307,252	-
12	6A703	65.55	4,307,252	4,307,252	-
13	6B201	80.63	5,083,401	5,083,401	-
14	6B403	91.81	5,473,548	5,473,548	-
15	6B404	92.57	5,510,468	5,510,468	-
16	6B503	91.81	5,916,344	5,916,344	-
17	6B603	91.81	6,253,118	6,253,118	-
18	6B604	92.57	5,957,318	5,928,069	29,249
19	6C203	62.86	3,775,771	3,775,771	-
20	6C205	65.62	3,429,388	3,429,388	-
21	6C301	47.25	2,867,709	2,867,709	-
22	6C305	65.62	3,434,625	3,434,625	-
23	6C403	62.86	3,607,000	3,607,000	-
24	6C405	65.62	3,751,975	3,751,976	-
25	6C501	47.25	2,953,750	2,953,750	-
26	6C506	49.78	2,966,687	2,966,687	-
27	6C603	62.86	3,679,471	3,679,471	-
28	6C606	49.78	3,042,787	3,042,787	-
29	6D101	80.68	4,758,225	4,758,225	-
30	6D203	91.9	5,612,500	5,612,500	-
31	6D301	80.68	4,933,225	4,933,225	-
32	6D303	91.9	5,612,500	5,612,460	40
33	6D401	80.68	5,060,799	5,060,799	-
34	6D402	80.7	4,712,620	4,712,620	-
35	6D403	91.9	5,802,595	5,802,595	-
36	6D501	80.68	5,325,800	5,325,798	-
37	6D502	80.7	5,217,000	5,217,000	-
38	6D503	91.9	6,437,993	2,622,369	3,815,624
39	6D601	80.68	5,290,499	5,290,499	-
40	6D602	80.7	5,213,701	5,213,701	-
41	6D603	91.9	5,856,268	5,856,268	-
42	6D704	92.56	5,612,500	5,612,500	-
43	6B303	91.81	5,473,597	5,473,597	-
44	6A204	65.58	4,469,402	4,469,402	-
45	6A304	65.58	4,307,252	4,256,458	50,794
46	6A704	65.58	4,402,633	4,287,140	115,493
47	6B304	92.57	5,510,478	5,510,478	-
48	6C103	62.86	3,872,071	3,872,071	-
49	6C105	66.75	3,965,120	3,965,120	-
50	6C303	62.86	3,814,755	3,814,755	-
51	6C406	49.78	3,220,100	3,220,100	-
52	6D202	80.7	5,174,280	5,174,273	7
53	6C505	65.62	3,556,625	3,556,625	-
54	6A202	80.94	5,099,772	5,099,773	-
55	6D604	92.56	6,155,598	6,155,598	-



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56	6B703	91.81	6,102,575	6,102,577	-2
57	6C503	62.86	3,968,788	3,968,788	-
58	6C705	65.62	3,478,000	3,417,592	60,408
59	6C706	49.78	2,785,260	2,737,710	47,550
60	6B504	92.57	6,608,650	6,608,650	-
61	6C605	65.62	3,700,000	3,700,000	-
62	6B203	91.81	6,133,831	6,133,831	-
63	6C106	50.31	3,099,997	3,007,953	92,044
64	6C101	47.76	4,503,114	4,443,681	59,433
65	6C104	62.33	5,237,200	5,237,200	-
66	6C306	49.78	2,892,929	2,854,747	38,182
67	6A404	65.58	3,779,100	3,723,938	55,162
68	6D701	80.68	2,900,932	2,900,932	-
69	6B204	92.57	6,031,840	5,951,867	79,973
70	6A402	80.94	5,388,000	5,327,061	60,939
71	6C604	61.8	3,713,000	3,713,000	-
72	6D302	80.7	5,237,200	5,237,200	-
73	6C703	62.86	3,676,750	3,676,750	-
74	6B602	80.7	5,456,562	5,100,745	355,817
75	6D504	92.56	6,335,035	5,963,489	371,546
76	6C404	61.8	3,731,800	3,248,147	483,653
77	6C504	61.8	3,769,400	3,523,879	245,521
78	6D404	92.56	6,227,068	5,827,354	399,714
79	6C206	49.78	3,028,110	3,028,110	-
80	6A302	80.94	5,593,270	5,565,912	27,358
81	6B103	91.81	6,436,020	5,848,618	587,402
82	6C201	47.25	2,978,663	2,680,796	297,866
83	6C302	47.33	3,012,900	2,707,820	305,080
84	6C304	61.8	3,769,400	3,769,400	-
85	6C401	47.25	2,907,250	2,717,883	189,367
86	6C402	47.33	2,911,260	2,721,620	189,640
87	6C502	47.33	3,012,900	2,945,764	67,136
88	6C601	47.25	2,878,250	2,690,775	187,475
89	6C602	47.33	3,012,900	3,012,900	-
90	6D103	91.9	6,330,639	5,697,575	633,064
91	6D304	92.56	6,404,090	6,071,744	332,345
92	6B704	92.57	6,335,035	6,335,035	-
93	6A601	80.94	5,593,270	5,037,390	555,880
94	6A701	80.94	5,538,800	5,538,799	1
95	6A702	80.94	5,538,800	4,984,921	553,879
96	6C102	47.76	2,982,771	2,982,771	-
97	6C202	47.33	3,135,178	2,821,234	313,943
98	6C204	61.8	3,861,990	3,794,528	67,462
99	6C701	47.25	3,008,750	2,708,062	300,688
100	6C702	47.33	2,960,178	2,960,178	-
101	6B104	92.57	6,404,090	5,763,681	640,409
102	6B402	80.7	5,704,480	5,704,480	-



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103	6C704	61.8	3,948,000	394,800	3,553,200
104	6D104	92.56	6,719,575	6,047,618	671,957
105	6D204	92.56	6,482,935	5,677,141	805,794
106	6A401	80.94	5,737,700	5,737,700	-
107	6A501	80.94	5,737,700	5,737,700	-
108	6B102	80.7	5,743,650	3,054,969	2,688,681
109	6B302	80.7	5,639,580	5,085,693	553,887
110	6B501	80.63	5,778,040	5,200,236	577,804
111	6B502	80.7	5,927,500	5,897,301	30,199
112	6B601	80.63	5,739,130	5,165,212	573,918
113	6B702	80.7	5,704,480	5,704,480	-
114	6D201	80.68	5,692,438	5,692,438	-
115	6A101	80.94	5,845,376	5,845,376	-
116	6A201	80.94	5,720,000	571,945	5,148,055
117	6A301	80.94	5,830,382	5,830,382	-
118	6B202	80.7	5,599,149	5,570,795	28,354
119	6B301	80.63	5,859,751	5,859,751	-
120	6B401	80.63	5,612,100	5,050,890	561,210
121	6B701	80.63	5,859,506	5,859,506	-
122	6D102	80.7	5,834,752	5,251,277	583,475
123	6B101	80.63	5,730,376	5,730,376	-
124	6A102	80.94	5,743,507	5,743,507	-
125	6D702	80.7	5,500,625	550,063	4,950,562
126	6D703	91.9	6,231,257	622,949	5,608,307
Total	-	9,237.53	60,17,81,156.41	56,02,45,264	4,15,35,892.73

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	-	-	-
Total	-	-	-

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)	-
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)	4,15,35,892
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	-
	(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	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: 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 30 th June 2023)
1	Opening Balance	-
2	Deposit	438,196,161
3	Withdrawals	422,191,232
4	Closing Balance	16,004,928

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.77,698/- 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.



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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 the time of Registration) (in Rs.) (proposed and indicative)	Proposed/Estimated as on 30 th June 2023 (in Rs.)	Actual as on 30 th June 2023 (in Rs.)
1	Own Fund	58,008,813	73,022,385	73,022,385
2	Total borrowed funds (secured) – drawdown availed till date	-	-	-
3	Total borrowed funds (Unsecured) – drawdown availed till date	189,603,912	119,017,813	119,017,813
4	Customer receipts used from project	390,300,952	422,191,232	422,191,232
5	Total funds for project	637,913,676	614,231,431	614,231,431
6	Total Estimated Cost and Actual Cost (As per Table A and B)	478,623,874	614,231,431	614,231,431

Table G

Any Comments/Observation of CA

1	Refer Annexure I to the Certificate
2	

For P G Bhagwat LLP
Chartered Accountants
Firm Registration No.: 101118W/W0100682

DEV DATT
A SUHAS
MAINKAR

Digitally signed
by DEV DATT
SUHAS MAINKAR
Date: 2023.07.19
13:07:22 +05'30'



Devdatta Mainkar
Partner
Membership No. 109795

Agreed and accepted by
For Mahindra Bloomdale Developers Limited

(SUDHAKAR K R).

Chief Project Officer
19th July, 2023