**P G BHAGWAT LLP**
**Chartered Accountants**
LLPIN: AAT-9949

**FORM 3 (See Regulation 3)**

**Project Name: MAHINDRA BLOOMDALE 4C**

**Maha RERA Registration Number - P50500020205**

**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). | 19,694,031 |
| | (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. | 13,072,697 |
| | (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 | 3,87,111 |
| | (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:** | **33,153,839** |
| | | |
| | **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) | 18,58,73,422 |
| | (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. | 90,76,262 |

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| | | |
|---|---|---|
| | (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. | 5,06,25,780 |
| | **Sub-total of Development Cost:** | **24,55,75,464** |
| | **Total Cost of the Project (Estimated)** | **278,729,303** |

**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)* | 3,26,60,332 |
| | (b) Incurred expenditure on Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession indeficiency under DCR from Local Authority or State Government Administration or any Statutory Authority. | 1,06,253 |
| | (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 | 3,87,111 |
| | (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:** | **3,31,53,696** |
| | | |
| 2 | **Development Cost/Cost of Construction** | |

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| | | |
|---|---|---|
| | (i). Expenditure for construction of minimum of (a) or (b) to be considered | 18,58,73,422 |
| | (a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer (Certificate dated 10.07.2023) | 18,58,73,422 |
| | (b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA | 18,58,73,729 |
| | (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. | 9,064,076 |
| | (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. | 5,06,38,389 |
| | Sub-total of Development Cost: | **24,55,75,887** |
| 3 | Total Cost of the Project (Actual incurred as on 30th June 2023) | **27,87,29,584** |
| 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 | **27,87,29,584** |
| 6 | Less.: Amount Withdrawn till date till 30th June 2023 from Designated Account | **20,89,71,990** |
| 7 | Net Amount Which Can be withdraw from the Designated bank Account under this Certificate | **6,97,57,594** |

**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 (inSqmtr) (3) | Unit Consideraiion as perAgreement/ Letter of Allotment (4) | Received Amount(5) | Balance Receivable (6) |
|---|---|---|---|---|---|
| 1 | DUPLEX10B | 162.5 | 11,121,480 | 11,104,930 | 16,550 |
| 2 | DUPLEX10A | 161.84 | 11,121,480 | 11,105,101 | 16,379 |
| 3 | DUPLEX12B | 162.5 | 11,509,480 | 10,934,006 | 575,474 |
| 4 | DUPLEX9A | 162.5 | 10,665,200 | 10,661,215 | 3,985 |
| 5 | DUPLEX9B | 161.84 | 11,487,480 | 11,487,480 | - |
| 6 | DUPLEX9C | 163.56 | 9,779,275 | 9,775,557 | 3,718 |
| 7 | RH72 | 149.54 | 11,373,250 | 11,373,250 | - |
| 8 | DUPLEX12A | 161.84 | 11,712,000 | 11,126,400 | 585,600 |
| 9 | DUPLEX11C | 163.56 | 11,588,500 | 11,008,154 | 580,346 |

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| | | | | | |
|---|---|---|---|---|---|
| 10 | DUPLEX11B | 161.84 | 11,516,800 | 10,969,522 | 547,278 |
| 11 | DUPLEX10D | 163.56 | 11,524,645 | 11,524,645 | - |
| 12 | DUPLEX12D | 163.56 | 11,919,600 | 11,321,988 | 597,612 |
| 13 | RH67 | 149.44 | 11,959,500 | 11,563,032 | 396,468 |
| 14 | RH49 | 149.44 | 12,076,750 | 11,673,483 | 403,267 |
| 15 | RH68 | 149.54 | 11,842,250 | 11,842,250 | - |
| 16 | RH69 | 149.54 | 11,725,000 | 11,344,680 | 380,320 |
| 17 | RH70 | 149.54 | 11,725,000 | 11,336,305 | 388,695 |
| 18 | RH71 | 149.54 | 11,725,000 | 11,725,000 | - |
| 19 | DUPLEX11A | 162.5 | 12,200,000 | 11,375,561 | 824,439 |
| 20 | RH52 | 149.44 | 11,900,875 | 11,506,301 | 394,574 |
| 21 | DUPLEX9D | 162.9 | 12,026,025 | 12,026,025 | - |
| 22 | RH54 | 149.54 | 11,865,700 | 10,733,549 | 1,132,151 |
| 23 | DUPLEX12C | 162.9 | 12,056,770 | 10,851,093 | 1,205,677 |
| 24 | RH50 | 149.44 | 11,955,983 | 11,955,983 | - |
| 25 | RH51 | 149.44 | 12,194,000 | 12,194,000 | - |
| 26 | RH53 | 149.44 | 12,194,000 | 10,702,436 | 1,491,564 |
| 27 | DUPLEX10C | 162.9 | 12,547,508 | 12,547,507 | - |
| 28 | DUPLEX11D | 162.9 | 12,611,363 | 11,350,226 | 1,261,136 |
| | | | | | |
| **Total** | - | **4,397.08** | **32,79,24,913** | **317,119,677** | **10,805,236** |

**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 (inSqmtr) (3) | Unit Consideration as perReady Reckoner Rate (4) |
|---|---|---|---|
| | | | |
| **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 multiplyingfactor**

**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 recordsand books of Accounts) | 10,805,236 |



| | | |
|---|---|---|
| 3 | (i) Balance Unsold area (to be certified by Management and to be verified by CAfrom the records and books of accounts)<br>(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 | - |
| 4 | Estimated receivables of ongoing project [Sum of 2 + 3(ii)] | **Not applicable as it is not anongoing project** |
| 5 | (To Be Filled for Ongoing Projects only)<br>Amount to be deposited in Designated Account - 70% or 100%<br>IF 4 is greater than 1, then 70% of the balance receivables of ongoing projectwill be deposited in designated Account<br>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 LtdBank<br>Account No: 2513284700<br>Bank Account Name: MAHINDRA BLOOMDALE DEVELOPERS LIMITED-MAHINDRA BLOOMDALE 4C -RERA |
|---|---|---|
| | | **Actual Amount till Date (From start of bank account to till 30th June 2023)** |
| 1 | Opening Balance | - |
| 2 | Deposit | 208,972,640 |
| 3 | Withdrawals | 208,971,990 |
| 4 | Closing Balance | 649.70 |

We hereby certify that required proportion of money, as specified in the act, collected from allottees ofthe 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 2023 (In Rs.) | Actual as on 30th June 2023 (In Rs.) |
|---|---|---|---|---|
| 1 | Own Fund | 26,548,050 | 33,153,839 | 33,153,696 |
| 2 | Total Borrowed Funds (Secured) - Drawdown availed till date | - | - | - |
| 3 | Total Borrowed Funds (Unsecured) - Drawdown availed till date | 107,665,795 | 180,806,356 | 36,604,204 |
| 4 | Customer Receipts used from Project | 229,547,439 | 229,547,439 | 208,971,990 |
| 5 | Total Funds for Project | 363,761,285 | 443,507,634 | 278,729,891 |
| 6 | Total Estimated Cost and Actual Cost (As per Table A and B) | 214,661,000 | 278,729,303 | 278,729,891 |

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**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

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Date: 2023.07.19 13:08:17 +05'30'

P G BHAGWAT LLP
LLPIN: AAT-9949
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MUMBAI - 400 021
Chartered Accountants

Devdatta Mainkar
Partner
Membership No. 109795

Agreed and accepted by
For Mahindra Bloomdale Developers Limited

(SUDHARSHAN KR).
Chief Project Officer
19th July, 2023