FORM 3 (See Regulation 3)

Project Name: MAHINDRA BLOOMDALE 4C

Maha RERA Registration Number - P50500020205

Table A - Estimated Cost of the Project (as on 31st March 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).	2,02,45,031
	(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.	1,30,72,697
	(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:	**3,37,04,839**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer (As per engineer certificate dated 10.04.2023)	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
	(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)	**27,92,80,303**

A B D AND CO LLP W100145 Chartered Accountants

Table B - Actual Cost Incurred (as on 31 March 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).	3,26,60,332
	(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.	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**	
	(i). Expenditure for construction of minimum of (a) or (b) to be considered	16,45,79,175
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.(Certificate dated 10.04.2023)	16,45,79,175
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA	16,45,79,175
	(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.	87,89,922



	(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 :	**22,40,07,486**
3	**Total Cost of the Project (Actual incurred as on 31 Mar 23)**	**25,71,61,183**
4	**Proportion olthe Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).**	**92.08%**
5	**Amount which can be withdrawn from the Designated Account**	25,71,61,183
6	**Less.: Amount Withdrawn till date till 31 Mar 23 from Designated Account**	19,22,00,000
7	**Net Amount Which Can be withdraw from the Designated bank Account under this Certificate**	6,49,61,183



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	DUPLEX10B	162.5	1,11,21,480	1,05,48,856	5,72,624
2	DUPLEX10A	161.84	1,11,21,480	1,05,48,856	5,72,624
3	DUPLEX12B	162.5	1,15,09,480	86,32,108	28,77,372
4	DUPLEX9A	162.5	1,06,65,200	1,01,19,503	5,45,697
5	DUPLEX9B	161.84	1,14,87,480	1,09,13,106	5,74,374
6	DUPLEX9C	163.56	97,79,275	92,86,593	4,92,682
7	RH72	149.54	1,13,73,250	1,07,93,755	5,79,495
8	DUPLEX12A	161.84	1,17,12,000	99,55,200	17,56,800
9	DUPLEX11C	163.56	1,15,88,500	86,91,374	28,97,126
10	DUPLEX11B	161.84	1,15,16,800	98,28,811	16,87,989
11	DUPLEX10D	163.56	1,15,24,645	1,09,48,413	5,76,232
12	DUPLEX12D	163.56	1,19,19,600	1,01,31,660	17,87,940
13	RH67	149.44	1,19,59,500	1,13,61,525	5,97,975
14	RH49	149.44	1,20,76,750	1,14,70,080	6,06,670
15	RH68	149.54	1,18,42,250	1,12,50,137	5,92,113
16	RH69	149.54	1,17,25,000	1,11,38,750	5,86,250
17	RH70	149.54	1,17,25,000	1,11,38,750	5,86,250
18	RH71	149.54	1,17,25,000	1,11,38,750	5,86,250
19	DUPLEX11A	162.5	1,22,00,000	90,69,523	31,30,477
20	RH52	149.44	1,19,00,875	1,13,05,831	5,95,044
21	DUPLEX9D	162.9	1,20,26,025	1,08,23,422	12,02,603
22	RH54	149.54	1,18,65,700	83,05,990	35,59,710
23	DUPLEX12C	162.9	1,20,56,770	1,08,51,093	12,05,677
24	RH50	149.44	1,19,55,983	1,07,60,384	11,95,599
25	RH51	149.44	1,21,94,000	1,09,74,600	12,19,400
26	RH53	149.44	1,21,94,000	61,74,675	60,19,325
27	DUPLEX10C	162.9	1,25,47,508	1,12,92,757	12,54,751
28	DUPLEX11D	162.9	1,26,11,363	1,13,50,226	12,61,136
Total	**-**	**4,397.08**	**32,79,24,913**	**28,88,04,729**	**3,91,20,184**

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)
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)	2,21,19,120
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)	3,91,20,184
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 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 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: 2513284700 Bank Account Name: MAHINDRA BLOOMDALE DEVELOPERS LIMITED- MAHINDRA BLOOMDALE 4C -RERA
		Actual Amount till Date (From start of bank account to till 31st Mar 2023)
1	Opening Balance	-
2	Deposit	19,33,97,513
3	Withdrawals	19,22,00,000
4	Closing Balance	11,97,513.00

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.12,16,790 pertaining to this project was deposited in other project's RERA collection accounts. The company identifies such erroneous transfers from time to time and deposits it in the correct RERA Collection account. However, the amount deposited in other projects along with the amount withdrawn is within the overall withdrawal limit of this project.

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 31 Mar 2023 (In Rs.)	Actual as on 31 Mar 2023 (In Rs.)
1	Own Fund	2,65,48,050	3,37,04,839	3,31,53,696
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	10,76,65,795	18,08,06,356	3,18,07,486
4	Customer Receipts used from Project	22,95,47,439	22,95,47,439	19,22,00,000
5	Total Funds for Project	36,37,61,285	44,40,58,634	25,71,61,183
6	Total Estimated Cost and Actual Cost(As per Table A and B)	21,46,61,000	27,92,80,303	25,71,61,183

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

DEVDATT A SUHAS MAINKAR

A B D AND CO. LLP W100145 Chartered Accountants

Devdatta Mainkar
Partner
Membership No. 109795

Agreed and accepted by
For Mahindra Bloomdale Developers Limited

Chief Project Officer
18th April, 2023