A B D AND CO LLP
CHARTERED ACCOUNTANTS

Head Office :
511, Highway Commercial Center,
Off I.B.Patel Road, Goregaon (E),
Mumbai - 400063.
info@abdllp.com

CERTIFICATE

We have examined books of account and relevant records of **Mahindra Bloomdale Developers Limited (Previously known as Mahindra Bebanco Developers Limited)** (hereinafter referred to as 'MBDL' or 'the Company') having its registered office at 5th Floor, Mahindra Towers, Dr. G. M. Bhosale Marg, Worli, Mumbai 400 018 for the purpose of certifying Form No. 3 of Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017 (the Regulations) in respect of its real estate project **'Mahindra Bloomdale 4C'** comprising of RH 09(49-54), RH 10(67-72), DH 5 (9&10) and DH 7(11&12) situated at MIHAN SEZ, Nagpur.

Based on our examination of books of account and according to information and explanation given to us and representations made to us and read with the notes appended to this certificate in Annexure I, we certify that total cost incurred of the said real estate project as on 31st December 2018 is Rs.905.34 Lakhs. Our certificate in prescribed Form No. 3 is attached herewith as Annexure II.

We have conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes, issued by the Institute of Chartered Accountants of India.

This certificate issued at the request of the Company for registration of the aforesaid real estate project.

For A B D AND CO LLP
Chartered Accountants
Firm Registration No.: W100145

Devdatta Mainkar
Partner
Membership No. 109795
Mumbai, 25th March 2019
UDIN : 19109795AAAABG1590

Branch Office :
6/226, Didar Commercial Complex,
DLF Industrial Area, Moti Nagar,
NEW DELHI - 110015

Branch Office :-
609, Sai Sampada, MR - 9
Behind Lotus Showroom
INDORE - 452001 (MP)

Branch Office :-
319, Neo-Square,
Near Amber Cinema, P N Marg,
JAMNAGAR - 361001 (Gujarat)

Annexure I

Notes forming an integral part of the Certificate dated 25th March 2019 on total cost incurred for Project 'Mahindra Bloomdale 4C' as on 31th December 2018.

1. Details of estimated costs and actual cost, sales consideration & amount realised as given in Form No. 3 pertain to real estate project '**Mahindra Bloomdale 4C**' comprising of RH 09(49-54), RH 10(67-72), DH 5 (9&10) and DH 7(11&12) together with amenities being offered to the customers.

2. The Company has implemented Enterprise Resource Package 'SAP' wherein project budgeting, monitoring and actual expenditure is captured with reference to a project under 'profit centre' with work break down structure (WBS) elements for different nature of expenditure.

   We have relied upon the correctness and completeness of the working of this system in capturing the aforesaid data.

3. The Company has awarded construction contract for entire project (excluding certain amenities) to joint venture partner M/s B E Billiomoria & Co Ltd. (BEBL) at rate of Rs.1,560/- per square feet plus applicable taxes and escalation. It is informed that the revision in rate is under negotiation. Pending finalisation of the rate, the Company has made a provision for construction cost @Rs.1,700/- per square feet for the construction work which was done since April 2015. Actual cost per building / row house / duplex is worked out on the basis of work certified by the project manager or authorised personnel of the Company.

   Mahindra Lifespace Developers Limited (Holding Company of MBDL) acquired entire stake held by joint venture partner BEBL in the month of May 2018. We are informed that the Company has settled final contract value of construction work done by BEBL at the time of acquisition of stake by the Holding Company. The effect final settlement is considered in the construction cost of the respective projects.

4. It is informed that the project 'Mahindra Bloomdale' is being developed on 25 acres of land parcel owned by the Company. Phase I of the project is already completed. Currently development work is going in phases and further development is proposed on balance land. Therefore, following costs (estimated and actual) are allocated on the basis of saleable area amongst buildings/ row house / duplex, wherever applicable
   - Cost of land, premium for development rights, stamp duty and registration charges
   - Common infrastructure and amenities costs
   - On-site expenditure
   - Project Architect, liasoning and consultants' fees
   - Interest Cost
   - Manpower Cost



5. On-site expenditure includes site establishment costs, architect's fees, liasoning cost, project manpower cost, and eligible CENVAT credit on construction cost and the aforesaid costs.

6. Since the Company is currently developing the aforesaid project only, entire manpower cost is incurred for the project and further allocated between buildings / row houses / duplex on saleable area basis.

7. Estimates of on-site expenditure, payment of taxes, cess, fees etc. payable to statutory authority, eligible CENVAT credit on construction & development cost and interest payable on borrowings for construction & land acquisition as certified by the Management are relied upon.

8. We have relied upon carpet area, built up area and saleable area certified by the Management.

9. Further the above relevant information has been generally test checked and reconciled with the books of account.

10. Percentage completion of construction work disclosed in clause 4 of the Form is percentage of actual cost of construction as per books of account to estimated cost of construction certified by the Engineer.

