Annexure II

FORM 3 (See Regulation 3)

Project Name: Bloomdale RH 9(49-54), RH 10 (67-72), DH 5 (9&10), DH 7 (11&12) Phase 4C

Cost of Real Estate project

(As on 30th September 2019)

Maha RERA Registation Number P50500020205

Amount (Rs.)

Sr. No		Particulars	Estimated	Incurred
1	i.	**Land cost**		
	a	Acquisition cost of land an development rights, lease premium, lease rent, interest cost incurred or payable on land cost and legal cost	2,26,89,386	2,26,89,386
	b	Amount of premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive, under DCR from local authority or state government or any other statutory authority.	92,81,420	92,81,420
	c	Acquisition cost of TDR (if any)		
	d	Amounts payable to state government or competent authority or any other authority of the state or central government towards stamp duty, transfer charges, registration fees etc; and	3,87,111	3,87,111
	f	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	g	**Under Rehabilatation Scheme:**		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by the engineer.	-	-
	(ii)	Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA.		
		Note: (For total cost of construction incurred, Minimum of (i) or (ii) to be considered)		
	(iii)	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.	-	-
	(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or an amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
		Sub-Total Of Land Cost	**3,23,57,917**	**3,23,57,917**
	ii.	**Development cost/Cost of construction**		
	a (i)	Estimated cost of construction as certified by Engineer (Certificate Dated 19.10.2019)	12,59,99,436	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		4,15,10,341
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered)		
	(iii)	On-site expenditure for development of entire project excluding cost of construction as per (II) above, i.e, salaries, consultant fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of buildings/wings of the projects registered.	3,15,75,043	95,52,824.50
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory authority.		
	c	Premium sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money lenders on construction funding or money borrowed for construction.	2,43,36,419	2,45,69,859
		Sub Total Of Development Cost	**18,19,10,898**	**7,56,33,024**

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2		Total estimated cost of the real estate project [1(i)+1(ii)] of the Estimated Column	21,42,68,815	
3		Total Cost Incurred of the Real Easte Projects [1(i) + 1(ii) of Incurred Column		10,79,90,941
4		% Completion of Construction Work (as per Project Architects Certificate)	(Please refer note no.11 to the certificate)	32.94%
5		Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)		50.40%
6		Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)		10,79,90,941
7		Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement		50,00,000
8		Net Amount Which Can be withdraw from the Designated bank Account under Certificate		10,29,90,941

For: A B D AND CO LLP
Chartered Accountants
FRN W100145

Devdatta Mainkar
Partner
M No.109795
28th October 2019

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