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 2021)
Maha RERA Registation Number P50500020205

Amount (Rs.)

Sr. No		Particulars	Estimated	Incurred
1	**i.**	**Land cost**		
	a	Value of the land as acertained from the Annual Statement of Rates (ASR)	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.	1,30,72,697	1,26,46,347
	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
	e	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	f	**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	**3,61,49,194**	**3,57,22,844**
	ii.	**Development cost/Cost of construction**		
	a (i)	Estimated cost of construction as certified by Engineer (Certificate dated 10.10.2021)	14,08,61,555	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		10,51,35,463
		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.	94,94,464	1,49,54,150
	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.	3,49,02,637	3,97,06,858
		Sub Total Of Development Cost	**18,52,58,657**	**15,97,96,471**
2		Total Cost of the Project (Estimated and Actual)	**22,14,07,850**	**19,55,19,314**
3		Proportion of the Cost incurred on Land cost and Construction cost to the total Estimated cost		**88.31%**
4		Amount Which Can be withdraw from the Designated Account		**19,55,19,314**
5		Less.: Amount Withdrawn till date of this certificate from the Designated Bank Account		**8,09,00,000**
6		Net Amount Which Can be withdraw from the Designated Bank Account under this Certificate		**11,46,19,314**

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

A B D AND CO. LLP * W100145 * Chartered Accountants

Devdatta Mainkar
Partner
M No.109795
12th November 2021