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 December 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).	1,96,94,031
	(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:	**3,31,53,839**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer (As per engineer certificate dated 16.01.2024)	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)	**27,87,29,303**



Table B - Actual Cost Incurred (as on 31st December 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 7 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 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	18,58,73,422
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer. (Certificate dated 16.01.2024)	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.	90,64,076
	(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 31st December 2023)**	**27,87,29,584**
4	**Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).**	**100.00%**
5	**Amount which can be withdrawn from the Designated Account**	27,87,29,584
6	**Less.: Amount Withdrawn till date till 31st December 2023 from Designated Account**	21,05,94,146
7	**Net Amount Which Can be withdraw from the Designated bank Account under this Certificate**	6,81,35,438



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 Consideration as per Agreement/ Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	DUPLEX10B	162.5	11,121,480	11,033,694	87,786
2	DUPLEX10A	161.84	11,121,480	11,033,694	87,786
3	DUPLEX12B	162.5	11,509,480	11,447,293	62,187
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	11,235,399	476,601
9	DUPLEX11C	163.56	11,588,500	11,588,500	-
10	DUPLEX11B	161.84	11,516,800	11,516,800	-
11	DUPLEX10D	163.56	11,524,645	11,524,645	-
12	DUPLEX12D	163.56	11,919,600	11,919,600	-
13	RH67	149.44	11,959,500	11,959,500	-
14	RH49	149.44	12,076,750	12,076,750	-
15	RH68	149.54	11,842,250	11,842,250	-
16	RH69	149.54	11,725,000	11,725,000	-
17	RH70	149.54	11,725,000	11,653,715	71,285
18	RH71	149.54	11,725,000	11,725,000	-
19	DUPLEX11A	162.5	12,200,000	12,200,000	-
20	RH52	149.44	11,900,875	11,900,875	-
21	DUPLEX9D	162.9	12,026,025	12,026,025	-
22	RH54	149.54	11,865,700	11,865,700	-
23	DUPLEX12C	162.9	12,056,770	12,056,770	-
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	12,194,000	-
27	DUPLEX10C	162.9	12,547,508	12,547,508	-
28	DUPLEX11D	162.9	12,611,363	12,611,363	-
Total	-	**4,397.08**	**327,924,913**	**327,131,564**	**793,349**

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	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)	7,93,349
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 December 2023)
1	Opening Balance	-
2	Deposit	21,05,94,182
3	Withdrawals	21,05,94,146
4	Closing Balance	36.17

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.

An amount of Rs.3,92,555/- 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 alongwith the amount withdrawn is within the overall withdrawal limit of this project.

An amount of Rs.61,50,194/- received in 100% collection RERA bank account is not deposited into 70% RERA bank account, since the construction of building is completed and hence, 70% RERA bank account is closed.

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 31st December 2023 (In Rs.)	Actual as on 31st December 2023 (In Rs.)
1	Own Fund	2,65,48,050	3,31,53,839	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	3,49,81,741
4	Customer Receipts used from Project	22,95,47,439	22,95,47,439	21,05,94,146
5	Total Funds for Project	36,37,61,285	44,35,07,634	27,87,29,584
6	Total Estimated Cost and Actual Cost (As per Table A and B)	21,46,61,000	27,87,29,303	27,87,29,584

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

DEVDATTA SUHAS MAINKAR
Digitally signed by DEVDATTA SUHAS MAINKAR
Date: 2024.01.19 14:59:44 +05'30'

P G BHAGWAT LLP Chartered Accountants
LLPIN: AAT-9949
FRN 101118W / W100682
Mumbai-96

Devdatta Mainkar
Partner
Membership No. 109795
UDIN: 24109795BKAEBD8979

Agreed and accepted by
For Mahindra Bloomdale Developers Limited

(SUDHAKARAN KR).

Chief Project Officer
19th January 2024