

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**' RH 12 (61 TO 66) situated at Khapari, 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 in Annexure I appended to our certificate dated 20th July 2019, we certify that total cost incurred of the said real estate project as on 30th June 2019 is 201.86 lakhs. Our certificate in prescribed Form No. 3 is attached herewith as Annexure I.

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 as per the Regulation 3 of the said Regulations.

For A B D AND CO LLP
Chartered Accountants

Firm Registration No.: W100145



Devdatta Mainkar
Partner

Membership No. 109795

Mumbai, 25th July 2019

UDIN : 19109795AAAAFG7048



Branch Office :-

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

Branch Office :-

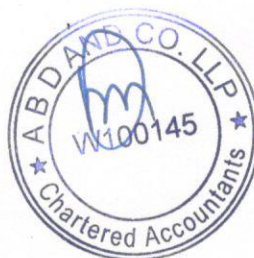
609, Sai Sampada, MR - 9
Behind Lotus Showroom
INDORE - 452001 (MP)

Branch Office :-

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

FORM 3 (See Regulation 3)
Project Name: Bloomdale RH12 (61-66)
Cost of Real Estate project
(As on 30th June 2019)
Maha RERA Registration Number P50500019115

			Amount (Rs.)	
Sr. No		Particulars	Estimated	Incurred
1	i.	Land cost		
	a	Acquisition cost of land and development rights, lease premium, lease rent, interest cost incurred or payable on land cost and legal cost	48,20,895	48,20,895
	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.	19,72,056	19,72,056
	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	82,251	82,251
	f	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	g	Under Rehabilitation 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	68,75,202	68,75,202
	ii.	Development cost/Cost of construction		
	a (i)	Estimated cost of construction as certified by Engineer (Certificate Dated 31.12.2018)	2,49,54,456	
	(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA		60,95,605
		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.	85,24,022	18,71,929.86
	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.	53,77,115	53,42,824
		Sub Total Of Development Cost	3,88,55,593	1,33,10,359



2	Total estimated cost of the real estate project [1(i)+1(ii)] of the Estimated Column	4,57,30,795	
3	Total Cost Incurred of the Real Estate Projects [1(i) + 1(ii)] of Incurred Column		2,01,85,561
4	% Completion of Construction Work (as per Project Architects Certificate)	(Please refer note no.11 to the certificate)	24.43%
5	Proportion of the Cost incurred on Land cost and construction cost to the total Estimated cost (3/2 %)		44.14%
6	Amount Which Can be withdraw from the Designated Account Total Estimated Cost *proportion of cost incurred (Sr. number 2* Sr number.5)		2,01,85,561
7	Less.: Amount Withdrawn till date of this certificate as per the Books of Accounts and bank statement		-
8	Net Amount Which Can be withdraw from the Designated bank Account under Certificate		2,01,85,561

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

Devdatta Mainkar

Devdatta Mainkar
Partner

M No.109795

Mumbai, 25th July 2019

