FORM 3 (See Regulation 3)

Project Name: Bloomdale Building 5 and RH1 (01-06) Phase 4B

Maha RERA Registration Number - PS05000020254

Table A - Estimated Cost of the Project (as on 31st December 2021)

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).	4,04,68,714
	(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.	3,06,87,756
	(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	9,28,108
	(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:	**7,20,84,578**
	II. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer (As per engineer certificate dated 10.01.2022)	44,26,14,138
	(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.	2,80,13,871
	(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.	13,97,20,342
	Sub-total of Development Cost :	**61,03,48,351**
	Total Cost of the Project (Estimated)	**68,24,32,929**



Table B - Actual Cost Incurred (as on 31st December 2021)

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-4 to Annexure-II)	4,04,68,714
	(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.	2,99,46,415
	(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	9,28,108
	(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:	**7,13,43,237**
2	**Development Cost/Cost of Construction**	
	(I). Expenditure for construction of minimum of (a) or (b) to be considered	15,64,68,822
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA	15,64,68,822
	(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.	11,09,64,344



	(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.	12,50,47,608
	Sub-total of Development Cost :	**39,24,80,773**
3	**Total Cost of the Project (Actual Incurred as on 31st December 21)**	**46,38,24,010**
4	**Proportion ofthe Cost Incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).**	**67.97%**
5	**Amount which can be withdrawn from the Designated Account**	46,38,24,010
6	**Less.: Amount Withdrawn till 31st December 2021 from Designated Account**	15,46,60,000
7	**Net Amount Which Can be withdraw from the Designated bank Account under this Certificate**	30,91,64,010

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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	5A504	65.72	42,61,850	25,57,108	17,04,742
2	5A604	65.72	45,94,250	27,56,550	18,37,700
3	5A304	65.72	44,99,000	26,99,401	17,99,599
4	5A404	65.72	52,34,200	26,17,100	26,17,100
5	5C706	47.39	32,39,600	16,19,562	16,20,038
6	5A201	81.15	53,16,570	26,58,285	26,58,285
7	5A602	81.15	53,61,070	26,77,149	26,83,921
8	5D602	80.9	53,08,422	26,54,211	26,54,211
9	5A601	81.15	52,20,000	26,10,000	26,10,000
10	5B503	92.77	64,74,600	32,37,300	32,37,300
11	5D202	80.9	51,12,972	25,56,486	25,56,486
12	5A501	81.15	52,63,404	26,31,702	26,31,702
13	5A301	81.15	51,97,815	25,98,429	25,99,386
14	5A502	81.15	50,55,570	25,27,756	25,27,814
15	5A402	81.15	52,30,570	26,15,256	26,15,314
16	5D603	92.77	68,75,550	6,87,555	61,87,995
17	5C101	50.48	37,47,900	3,74,790	33,73,110
18	5C602	65.85	43,09,440	21,54,720	21,54,720
19	5B301	80.89	54,15,750	5,41,575	48,74,175
20	5D601	80.9	53,16,570	5,31,657	47,84,913
21	5B601	80.89	52,65,423	5,26,542	47,38,881
22	5C102	66.95	47,35,458	4,73,546	42,61,912
23	5C106	47.88	34,41,820	3,44,182	30,97,638
24	5D302	80.9	52,22,822	26,11,411	26,11,411
25	5B103	92.77	65,17,435	39,10,461	26,06,974
26	5A302	81.15	54,74,475	5,47,448	49,27,028
27	5B701	80.89	54,69,255	5,46,925	49,22,330
28	5D702	80.9	53,98,785	5,39,878	48,58,907
29	5D301	80.9	54,09,225	5,40,922	48,68,303
30	5C204	63.1	44,64,145	22,32,073	22,32,073
31	5C605	47.47	33,09,660	3,30,966	29,78,694
32	5C606	47.39	33,05,120	3,30,512	29,74,608
33	5B602	80.82	54,41,850	5,44,185	48,97,665
34	5A702	81.15	54,15,750	5,41,575	48,74,175
35	5B302	80.82	54,43,155	5,44,315	48,98,840
36	5D201	80.9	52,94,385	5,29,438	47,64,947
37	5D102	80.9	55,07,100	5,50,709	49,56,391
38	5A701	81.15	54,15,750	5,41,575	48,74,175
39	5C505	47.47	32,58,630	3,25,863	29,32,767
40	5C506	47.39	32,58,630	3,25,863	29,32,767
41	5B204	92.02	68,61,064	6,86,107	61,74,957
42	5B504	92.02	68,20,375	6,82,037	61,38,338
43	5B604	92.02	66,95,976	6,69,598	60,26,378
44	5C103	62.47	42,45,212	4,24,521	38,20,691
45	5C703	61.9	41,36,940	4,13,694	37,23,246
46	5D502	80.9	57,02,850	5,70,285	51,32,565
47	5D402	80.9	57,02,850	5,70,285	51,32,565
48	5C704	63.1	42,77,140	4,27,714	38,49,426
49	5C705	47.47	31,78,440	3,17,844	28,60,596
50	5C406	47.39	30,05,912	15,02,956	15,02,956
51	5D703	92.77	64,53,810	32,26,906	32,26,904

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52	5A202	81.15	54,48,375	32,69,025	21,79,350
53	5A401	81.15	57,29,080	5,72,908	51,56,172
54	5C401	49.9	32,97,686	3,29,768	29,67,918
55	5C601	49.9	33,33,547	3,33,354	30,00,193
56	5C604	63.1	43,43,311	4,34,331	39,08,980
57	5C701	49.9	32,97,686	3,29,768	29,67,918
58	5B403	92.77	69,11,180	6,91,118	62,20,062
59	5B404	92.02	69,11,180	6,91,118	62,20,062
60	5D303	92.77	65,01,099	39,00,659	26,00,440
61	5A204	65.72	49,73,248	4,97,325	44,75,923
62	5B304	92.02	69,11,180	6,91,118	62,20,062
63	5B401	80.89	56,15,025	33,53,374	22,61,651
64	5B501	80.89	56,15,025	33,69,015	22,46,010
65	5C206	47.39	30,57,600	15,28,800	15,28,800
66	5C304	63.1	41,77,404	20,88,702	20,88,702
67	5A303	65.75	48,41,600	29,04,960	19,36,640
68	5C603	61.9	40,94,640	20,47,138	20,47,502
69	5D501	80.9	56,15,025	33,69,015	22,46,010
70	5D604	92.15	67,09,250	40,25,550	26,83,700
71	5A403	65.75	48,41,600	29,04,960	19,36,640
72	RH06	149.54	1,30,14,750	13,01,475	1,17,13,275
73	5A103	65.75	48,41,600	29,04,960	19,36,640
74	5A104	65.75	48,41,600	29,04,960	19,36,640
75	5A203	65.75	48,41,600	29,04,960	19,36,640
76	5A503	65.75	47,93,728	28,76,237	19,17,491
77	5A603	65.75	48,41,600	29,04,960	19,36,640
78	5A704	65.72	47,93,728	28,76,236	19,17,492
79	5B402	80.82	55,47,269	33,28,361	22,18,908
80	5B502	80.82	56,15,025	33,69,015	22,46,010
81	5C303	61.9	41,36,000	20,68,000	20,68,000
82	5C305	47.47	30,61,800	15,30,900	15,30,900
83	5C306	47.39	30,57,600	15,28,800	15,28,800
84	5C403	61.9	40,98,400	20,49,200	20,49,200
85	5C404	63.1	42,19,600	18,96,710	23,22,890
86	5C504	63.1	42,19,600	21,09,797	21,09,803
87	5D103	92.77	67,78,800	40,67,280	27,11,520
88	5D701	80.9	56,15,025	28,07,513	28,07,513
89	RH01	149.44	1,25,92,650	12,59,265	1,13,33,385
90	5D503	92.77	66,39,304	39,83,582	26,55,722
91	5A101	81.15	54,92,875	32,95,725	21,97,150
92	5D401	80.9	55,34,239	33,20,543	22,13,696
93	5A703	65.75	47,17,568	28,30,541	18,87,027
94	5B702	80.82	55,08,179	33,04,907	22,03,272
95	5C502	65.85	44,22,000	22,11,000	22,11,000
96	5B202	80.82	56,15,025	28,07,513	28,07,513
97	5B303	92.77	66,43,660	33,21,830	33,21,830
98	5B603	92.77	67,09,000	33,54,500	33,54,500
99	5B703	92.77	65,78,320	5,17,165	60,61,155
100	5B704	92.02	64,83,720	32,41,860	32,41,860
101	5C203	61.9	40,53,280	3,89,116	36,64,164
102	5C205	47.47	29,77,965	14,88,982	14,88,983
103	5C301	49.9	31,48,520	3,14,852	28,33,668
104	5C402	65.85	43,55,670	21,77,835	21,77,835
105	5C405	47.47	29,77,965	14,88,983	14,88,983
106	5C501	49.9	31,72,554	15,86,277	15,86,277
107	5C503	61.9	40,53,280	3,89,115	36,64,165
108	5D203	92.77	67,04,600	33,52,300	33,52,300
109	5D403	92.77	67,04,600	33,52,300	33,52,300
110	5B104	92.02	67,34,300	3,36,715	63,97,585



111	5B201	80.89	52,90,180	26,44,630	26,45,550
112	5B203	92.77	67,00,654	6,70,065	60,30,589
113	5C105	47.47	30,61,800	1,51,559	29,10,241
114	5C201	49.9	32,04,600	16,02,299	16,02,301
115	5D504	92.15	67,38,750	33,69,375	33,69,375
116	5D704	92.15	67,38,750	3,36,938	64,01,813
117	RH03	149.44	1,28,84,603	12,88,460	1,15,96,142
118	RH04	149.44	1,28,52,945	12,85,295	1,15,67,651
Total	-	**8905.82**	**62,49,98,567**	**21,00,71,821**	**41,49,26,746**

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)
1	5A102	81.15	22,31,625
2	5B101	80.89	22,24,475
3	5B102	80.82	22,22,550
4	5C104	63.1	17,35,250
5	5C202	65.85	18,10,875
6	5C302	65.85	18,10,875
7	5C702	65.85	18,10,875
8	5D101	80.9	22,24,750
9	5D104	92.15	25,34,125
10	5D204	92.15	25,34,125
11	5D304	92.15	25,34,125
12	5D404	92.15	25,34,125
13	RH05	149.44	41,09,600
14	RH02	149.44	41,09,600
Total		**1251.89**	**3,44,26,975**

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**

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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)	21,86,08,919
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)	41,49,26,746.16
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,252
	(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	3,44,26,975
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	Not Applicable as this 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	

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Table E- Designated Bank Account Details

Sr. No.	Particulars	Bank Name: HDFC Bank Ltd Bank Account No: 2513284687 Bank Account Name: MAHINDRA BLOOMDALE DEVELOPERS LTD-4B BLDG 5 RH 1RERA A/C
		Actual Amount till Date (From start of bank account to till 31st December 2021)
1	Opening Balance	-
2	Deposit	15,51,25,563
3	Withdrawals	15,46,60,000
4	Closing Balance	4,65,563

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, except

1) An amount of Rs.6,42,334 pertaining to other projects has been inadvertently deposited in RERA collection account. The company identifies such erroneous transfers from time to time and deposits it in the correct RERA Collection account. However, withdrawals made out of the amount deposited in this project pertaining to other projects is within the overall withdrawal limits of those projects.
2) An amount of Rs.200000 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 along with the amount withdrawn is within the overall withdrawal limit of this project.

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.

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Table F- Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated as on 31st December 2021 (In Rs.)	Actual as on 31st December 2021 (In Rs.)
1	Own Fund	6,36,49,572	7,20,84,578	7,13,43,237
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	26,73,89,268	49,90,01,220	45,64,29,692
4	Customer Receipts used from Project	42,82,53,696	62,04,22,939	15,46,60,000
5	Total Funds for Project	75,92,92,536	1,19,15,08,138	68,24,32,929
6	Total Estimated Cost (As per Table A)	52,62,37,072	68,24,32,929	68,24,32,929

Table G

Any Comments/Observation of CA

1	Refer Annexure I to the Certificate.
2	

FOR ABD & CO LLP
Chartered Accountants
Firm Registration No. W100145

DEVDATTA SUHAS MAINKAR

Devdatta Mainkar
Partner
Membership No. 109795

Agreed & accepted by
For Mahindra Bloomdale Developers Ltd

Chief Project Officer
22nd March 2022

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