FORM 3 (See Regulation 3)

Project Name: Mahindra Bloomdale 4B

Maha RERA Registration Number - P50500020254

Table A - Estimated Cost of the Project (as on 30th June 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). (*Refer Note 8 of Annexure I)*	50,534,557
	(b) Estimated Amount of Premium payable to obtain development rights, FSI, additionalFSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government Administration or any Statutory Authority.	30,687,756
	(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 ormaintenance 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:	**82,150,422**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer (As per engineer certificate dated 10.07.2023)	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.	33,471,846
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	

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	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	15,09,20,342
	Sub-total of Development Cost:	**627,006,326**
	Total Cost of the Project (Estimated)	**709,156,747**

Table B - Actual Cost Incurred (as on 30th June 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).	50,534,557
	(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.	28,965,175
	(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;	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 andsecurity deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-

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	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
	Sub - Total of Land Cost:	**8,04,27,840**
2	**Development Cost/Cost of Construction**	
	(i). Expenditure for construction of minimum of (a) or (b) to be considered	393,343,744
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer (Certificate dated 10.07.2023)	393,343,744
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA	393,343,744
	(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.	29,982,623
	(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.	15,10,42,832
	Sub-total of Development Cost:	**574,369,199**
3	Total Cost of the Project (Actual incurred as on 30th June 2023)	**654,797,039**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).	**92.33%**
5	Amount which can be withdrawn from the Designated Account	**654,797,039**
6	Less.: Amount Withdrawn till 30th June 2023 from Designated Account	**427,620,696**
7	Net Amount Which Can be withdraw from the Designated bank Account under this Certificate	**227,176,343**

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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	4,261,850	4,047,242	214,608
2	5A604	65.72	4,594,250	4,364,537	229,713
3	5A304	65.72	4,499,000	4,271,133	227,867
4	5A404	65.72	5,234,200	4,975,160	259,041
5	5C706	47.39	3,239,600	1,570,279	1,669,321
6	5A201	81.15	5,316,570	5,316,570	-
7	5A602	81.15	5,361,070	5,114,461	246,609
8	5D602	80.9	5,308,422	5,043,001	265,421
9	5A601	81.15	5,220,000	4,945,320	274,680
10	5B503	92.77	6,474,600	6,150,453	324,147
11	5D202	80.9	5,112,972	4,857,360	255,612
12	5A501	81.15	5,263,404	5,000,234	263,170
13	5A301	81.15	5,197,815	4,934,890	262,925
14	5A502	81.15	5,055,570	4,777,016	278,554
15	5A402	81.15	5,230,570	4,940,808	289,762
16	5D603	92.77	6,875,550	6,531,773	343,777
17	5C101	50.48	3,747,900	3,611,143	136,757
18	5C602	65.85	4,309,440	3,182,917	1,126,523
19	5B301	80.89	5,415,750	5,144,963	270,787
20	5D601	80.9	5,316,570	2,352,431	2,964,139
21	5B601	80.89	5,265,423	5,002,152	263,271
22	5C102	66.95	4,735,458	4,498,685	236,773
23	5C106	47.88	3,441,820	3,424,918	16,902
24	5D302	80.9	5,222,822	4,961,681	261,141
25	5B103	92.77	6,517,435	6,158,813	358,622
26	5A302	81.15	5,474,475	5,200,751	273,724
27	5B701	80.89	5,469,255	5,195,789	273,466
28	5D702	80.9	5,398,785	5,128,846	269,939
29	5D301	80.9	5,409,225	5,138,737	270,488
30	5C204	63.1	4,464,145	4,017,719	446,426
31	5C605	47.47	3,309,660	1,824,512	1,485,148
32	5C606	47.39	3,305,120	1,819,971	1,485,149
33	5B602	80.82	5,441,850	5,167,166	274,684
34	5A702	81.15	5,415,750	5,138,025	277,725
35	5B302	80.82	5,443,155	5,170,995	272,160
36	5D201	80.9	5,294,385	5,023,545	270,840
37	5D102	80.9	5,507,100	5,104,930	402,170
38	5A701	81.15	5,415,750	5,144,962	270,788
39	5C505	47.47	3,258,630	325,863	2,932,767
40	5C506	47.39	3,258,630	325,863	2,932,767



41	5B204	92.02	6,861,064	645,256	6,215,808
42	5B504	92.02	6,820,375	6,474,277	346,098
43	5B604	92.02	6,695,976	678,457	6,017,519
44	5C103	62.47	4,245,212	4,031,486	213,726
45	5C703	61.9	4,136,940	3,929,380	207,560
46	5D502	80.9	5,877,853	5,371,544	506,309
47	5D402	80.9	5,702,850	5,341,290	361,560
48	5C704	63.1	4,277,140	427,714	3,849,426
49	5C705	47.47	3,178,440	317,845	2,860,596
50	5C406	47.39	3,005,912	3,005,912	-
51	5D703	92.77	6,453,810	6,131,122	322,688
52	5A202	81.15	5,448,375	5,175,235	273,140
53	5A401	81.15	5,729,080	5,442,105	286,975
54	5C401	49.9	3,297,686	3,132,802	164,884
55	5C601	49.9	3,333,547	333,354	3,000,193
56	5C604	63.1	4,343,311	4,126,145	217,166
57	5C701	49.9	3,297,686	3,132,802	164,884
58	5B403	92.77	6,914,836	691,484	6,223,352
59	5B404	92.02	6,911,180	6,549,114	362,066
60	5D303	92.77	6,501,099	6,175,430	325,669
61	5A204	65.72	5,148,248	4,724,586	423,662
62	5B304	92.02	6,911,180	6,565,621	345,559
63	5B401	80.89	5,615,025	5,319,061	295,964
64	5B501	80.89	5,615,025	5,334,274	280,751
65	5C206	47.39	3,057,600	2,904,720	152,880
66	5C304	63.1	4,177,404	3,968,534	208,870
67	5A303	65.75	4,841,600	4,597,726	243,874
68	5C603	61.9	4,094,640	3,480,154	614,486
69	5D501	80.9	5,615,025	5,334,274	280,751
70	5D604	92.15	6,709,250	6,373,885	335,365
71	5A403	65.75	4,841,600	4,599,520	242,080
72	RH06	149.54	13,014,750	12,363,897	650,853
73	5A103	65.75	4,841,600	4,599,520	242,080
74	5A104	65.75	4,841,600	4,598,815	242,785
75	5A203	65.75	4,841,600	4,599,520	242,080
76	5A503	65.75	4,793,728	4,554,042	239,686
77	5A603	65.75	4,841,600	4,599,520	242,080
78	5A704	65.72	4,793,728	4,554,041	239,687
79	5B402	80.82	5,547,269	5,452,031	95,238
80	5B502	80.82	5,615,025	5,334,274	280,751
81	5C303	61.9	4,136,000	3,403,264	732,736
82	5C305	47.47	3,061,800	2,602,530	459,270
83	5C306	47.39	3,057,600	2,598,960	458,640
84	5C403	61.9	4,098,400	3,893,479	204,921
85	5C404	63.1	4,219,600	4,219,600	-
86	5C504	63.1	4,219,600	4,008,618	210,982
87	5D103	92.77	6,778,800	6,439,860	338,940



88	5D701	80.9	5,615,025	5,334,260	280,765
89	RH01	149.44	12,592,650	11,333,385	1,259,265
90	5D503	92.77	6,639,304	6,307,339	331,965
91	5A101	81.15	5,492,875	5,213,576	279,299
92	5D401	80.9	5,534,239	5,257,527	276,712
93	5A703	65.75	4,717,568	4,481,690	235,878
94	5B702	80.82	5,508,179	5,232,770	275,409
95	5C502	65.85	4,422,000	3,979,800	442,200
96	5B202	80.82	5,615,025	5,044,005	571,020
97	5B303	92.77	6,643,660	5,979,294	664,366
98	5B603	92.77	6,709,000	6,038,100	670,900
99	5B703	92.77	6,931,750	693,174	6,238,576
100	5B704	92.02	6,483,720	5,827,105	656,615
101	5C203	61.9	4,053,280	3,074,500	978,780
102	5C205	47.47	2,977,965	2,680,168	297,797
103	5C301	49.9	3,148,520	2,833,668	314,852
104	5C402	65.85	4,355,670	3,919,880	435,790
105	5C405	47.47	2,977,965	2,680,168	297,797
106	5C501	49.9	3,172,554	2,855,299	317,255
107	5C503	61.9	4,053,280	3,541,444	511,836
108	5D203	92.77	6,704,600	6,034,140	670,460
109	5D403	92.77	6,704,600	6,034,140	670,460
110	5B104	92.02	6,734,300	6,060,870	673,430
111	5B201	80.89	5,290,180	4,761,162	529,018
112	5B203	92.77	6,700,654	6,030,640	670,014
113	5C105	47.47	3,061,800	2,755,620	306,180
114	5C201	49.9	3,204,600	2,884,140	320,460
115	5D504	92.15	6,738,750	6,064,875	673,875
116	5D704	92.15	6,738,750	6,064,875	673,875
117	RH03	149.44	12,884,603	11,596,142	1,288,460
118	RH04	149.44	12,852,945	11,567,650	1,285,295
119	5C104	63.1	4,214,210	3,792,789	421,421
120	5C302	65.85	4,382,805	3,944,524	438,281
121	5D404	92.15	6,738,750	6,065,246	673,504
122	RH05	149.44	13,014,750	11,713,260	1,301,490
123	RH02	149.44	13,014,750	11,713,268	1,301,482
124	5C202	65.85	4,427,528	3,205,816	1,221,712
125	5C702	65.85	4,449,889	4,004,900	444,989
126	5D101	80.9	5,680,175	5,112,157	568,018
127	5D104	92.15	6,738,750	5,907,375	831,375
128	5D204	92.15	6,690,739	5,864,165	826,574
129	5D304	92.15	6,690,739	5,839,306	851,433
130	5B101	80.89	5,788,499	5,209,649	578,850
131	5A102	81.15	5,594,587	5,035,128	559,459
132	5B102	80.82	5,688,500	5,119,656	568,844

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Total	**-**	**10157.71**	**71,88,20,328**	**62,17,31,333**	**97,088,994**

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)	54,359,709
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the recordsand books of Accounts)	97,088,994
3	(i) Balance Unsold area (to be certified by Management and to be verified by CAfrom 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 this is notan 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 projectwill 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: Kotak Mahindra Bank LtdBank Account No: 2513284687 Bank Account Name: MAHINDRA BLOOMDALE DEVELOPERS LTD-MAHINDRA BLOOMDALE 4B- RERA
		Actual Amount till Date (From start of bank account to till 30th June 2023)
1	Opening Balance	-
2	Deposit	431,153,768
3	Withdrawals	427,620,696
4	Closing Balance	3,533,072

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
An amount of Rs.37,555 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.
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 projects.

Table F- Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated as on 30th June 2023 (In Rs.)	Actual as on 30th June 2023 (In Rs.)
1	Own Fund	63,649,572	82,150,422	80,427,840
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	267,389,268	539,001,220	146,748,503
4	Customer Receipts used from Project	428,253,696	620,422,339	427,620,696
5	Total Funds for Project	759,292,536	1,241,573,981	654,797,039
6	Total Estimated and Actual Cost (As per Table A and B)	526,237,072	709,156,747	654,797,039

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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: 2023.07.19 13:07:57 +05'30'

P G BHAGWAT LLP
LLPIN: AAT-9949
FRN 101118W/W100682
MUMBAI - 400 021
Chartered Accountants

Devdatta Mainkar
Partner
Membership No. 109795

Agreed and accepted by
For Mahindra Bloomdale Developers Limited

(SUDHAKARAN KR).

Chief Project Officer
19th July, 2023