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 September 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).	5,05,34,557
	(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:	**8,21,50,422**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer (As per engineer certificate dated 10.10.2023)	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.	3,44,01,846
	(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.	15,09,20,342
	Sub-total of Development Cost :	**62,79,36,326**
	Total Cost of the Project (Estimated)	**71,00,86,747**



Table B - Actual Cost Incurred (as on 30 September 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)*	5,05,34,557
	(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.	2,89,65,175
	(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; 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:	**8,04,27,840**
2	**Development Cost/Cost of Construction**	
	(i). Expenditure for construction of minimum of (a) or (b) to be considered	39,96,10,951
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.(Certificate dated 10.10.2023)	39,96,10,951
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA	39,96,10,951
	(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.	3,14,60,057
	(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 :	**58,21,13,840**
3	**Total Cost of the Project (Actual incurred as on 30 June 23)**	**66,25,41,680**
4	**Proportion olthe Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).**	**93.30%**
5	**Amount which can be withdrawn from the Designated Account**	66,25,41,680
6	**Less.: Amount Withdrawn till 30 September 23 from Designated Account**	47,15,54,205
7	**Net Amount Which Can be withdraw from the Designated bank Account under this Certificate**	19,09,87,475



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 Consideraiion as per Agreement/ Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	5A504	65.72	42,61,850	40,47,242	2,14,608
2	5A604	65.72	45,94,250	43,64,537	2,29,713
3	5A304	65.72	44,99,000	42,71,133	2,27,867
4	5A404	65.72	52,34,200	49,75,160	2,59,041
5	5C706	47.39	32,39,600	15,70,279	16,69,321
6	5A201	81.15	53,16,570	53,16,570	-
7	5A602	81.15	53,61,070	51,14,461	2,46,609
8	5D602	80.9	53,08,422	50,43,001	2,65,421
9	5A601	81.15	52,20,000	49,45,320	2,74,680
10	5B503	92.77	64,74,600	61,50,453	3,24,147
11	5D202	80.9	51,12,972	48,57,360	2,55,612
12	5A501	81.15	52,63,404	50,00,234	2,63,170
13	5A301	81.15	51,97,815	49,34,890	2,62,925
14	5A502	81.15	50,55,570	47,77,016	2,78,554
15	5A402	81.15	52,30,570	49,40,808	2,89,762
16	5D603	92.77	68,75,550	65,31,773	3,43,777
17	5C101	50.48	37,47,900	36,11,143	1,36,757
18	5C602	65.85	43,09,440	40,44,805	2,64,635
19	5B301	80.89	54,15,750	51,44,963	2,70,787
20	5D601	80.9	53,16,570	42,06,837	11,09,733
21	5B601	80.89	52,65,423	50,02,152	2,63,271
22	5C102	66.95	47,35,458	44,98,685	2,36,773
23	5C106	47.88	34,41,820	34,24,918	16,902
24	5D302	80.9	52,22,822	49,61,681	2,61,141
25	5B103	92.77	65,17,435	61,58,813	3,58,622
26	5A302	81.15	54,74,475	52,00,751	2,73,724
27	5B701	80.89	54,69,255	51,95,789	2,73,466
28	5D702	80.9	53,98,785	51,28,846	2,69,939
29	5D301	80.9	54,09,225	51,38,737	2,70,488
30	5C204	63.1	44,64,145	40,17,719	4,46,426
31	5C605	47.47	33,09,660	31,44,177	1,65,483
32	5C606	47.39	33,05,120	31,39,864	1,65,256
33	5B602	80.82	54,41,850	51,67,166	2,74,684
34	5A702	81.15	54,15,750	50,65,385	3,50,365
35	5B302	80.82	54,43,155	51,70,995	2,72,160
36	5D201	80.9	52,94,385	50,23,545	2,70,840
37	5D102	80.9	55,07,100	51,04,930	4,02,170
38	5A701	81.15	54,15,750	51,44,962	2,70,788
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	63,85,032	4,76,032
42	5B504	92.02	68,20,375	64,74,277	3,46,098
43	5B604	92.02	66,95,976	16,13,117	50,82,859
44	5C103	62.47	42,45,212	40,31,486	2,13,726
45	5C703	61.9	41,36,940	39,29,380	2,07,560
46	5D502	80.9	58,77,853	53,71,544	5,06,309

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47	5D402	80.9	57,02,850	53,41,290	3,61,560
48	5C704	63.1	42,77,140	4,27,714	38,49,426
49	5C705	47.47	31,78,440	3,17,845	28,60,596
50	5C406	47.39	30,05,912	30,05,912	-
51	5D703	92.77	64,53,810	61,31,122	3,22,688
52	5A202	81.15	54,48,375	51,75,235	2,73,140
53	5A401	81.15	57,29,080	54,42,105	2,86,975
54	5C401	49.9	32,97,686	31,32,802	1,64,884
55	5C601	49.9	33,33,547	4,27,076	29,06,471
56	5C604	63.1	43,43,311	41,26,145	2,17,166
57	5C701	49.9	32,97,686	31,32,802	1,64,884
58	5B403	92.77	69,14,836	65,69,094	3,45,742
59	5B404	92.02	69,11,180	65,49,114	3,62,066
60	5D303	92.77	65,01,099	61,75,430	3,25,669
61	5A204	65.72	51,48,248	47,24,586	4,23,662
62	5B304	92.02	69,11,180	65,65,621	3,45,559
63	5B401	80.89	56,15,025	53,19,061	2,95,964
64	5B501	80.89	56,15,025	53,34,274	2,80,751
65	5C206	47.39	30,57,600	29,04,720	1,52,880
66	5C304	63.1	41,77,404	39,68,534	2,08,870
67	5A303	65.75	48,41,600	45,97,726	2,43,874
68	5C603	61.9	40,94,640	34,80,154	6,14,486
69	5D501	80.9	56,15,025	53,34,274	2,80,751
70	5D604	92.15	67,09,250	63,73,885	3,35,365
71	5A403	65.75	48,41,600	45,99,520	2,42,080
72	RH06	149.54	1,30,14,750	1,23,63,897	6,50,853
73	5A103	65.75	48,41,600	45,99,520	2,42,080
74	5A104	65.75	48,41,600	45,98,815	2,42,785
75	5A203	65.75	48,41,600	45,99,520	2,42,080
76	5A503	65.75	47,93,728	45,54,042	2,39,686
77	5A603	65.75	48,41,600	45,99,520	2,42,080
78	5A704	65.72	47,93,728	45,54,041	2,39,687
79	5B402	80.82	55,47,269	54,52,031	95,238
80	5B502	80.82	56,15,025	53,34,274	2,80,751
81	5C303	61.9	41,36,000	39,29,200	2,06,800
82	5C305	47.47	30,61,800	29,07,697	1,54,103
83	5C306	47.39	30,57,600	25,98,960	4,58,640
84	5C403	61.9	40,98,400	38,93,479	2,04,921
85	5C404	63.1	42,19,600	42,19,600	-
86	5C504	63.1	42,19,600	40,08,618	2,10,982
87	5D103	92.77	67,78,800	64,39,860	3,38,940
88	5D701	80.9	56,15,025	53,34,260	2,80,765
89	RH01	149.44	1,25,92,650	1,13,33,385	12,59,265
90	5D503	92.77	66,39,304	63,07,339	3,31,965
91	5A101	81.15	54,92,875	52,13,576	2,79,299
92	5D401	80.9	55,34,239	52,57,527	2,76,712
93	5A703	65.75	47,17,568	44,81,690	2,35,878
94	5B702	80.82	55,08,179	52,32,770	2,75,409
95	5C502	65.85	44,22,000	39,79,800	4,42,200
96	5B202	80.82	56,15,025	50,44,005	5,71,020
97	5B303	92.77	66,43,660	59,79,294	6,64,366
98	5B603	92.77	67,09,000	60,38,100	6,70,900
99	5B703	92.77	69,31,750	6,93,174	62,38,576
100	5B704	92.02	64,83,720	58,27,105	6,56,615

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Mumbai-86
FRN 101118W / W100682

101	5C203	61.9	40,53,280	35,54,367	4,98,913
102	5C205	47.47	29,77,965	26,80,168	2,97,797
103	5C301	49.9	31,48,520	28,33,668	3,14,852
104	5C402	65.85	43,55,670	39,19,880	4,35,790
105	5C405	47.47	29,77,965	26,80,168	2,97,797
106	5C501	49.9	31,72,554	28,55,299	3,17,255
107	5C503	61.9	40,53,280	35,41,444	5,11,836
108	5D203	92.77	67,04,600	60,34,140	6,70,460
109	5D403	92.77	67,04,600	60,34,140	6,70,460
110	5B104	92.02	67,34,300	60,60,870	6,73,430
111	5B201	80.89	52,90,180	47,61,162	5,29,018
112	5B203	92.77	67,00,654	60,30,640	6,70,014
113	5C105	47.47	30,61,800	27,55,620	3,06,180
114	5C201	49.9	32,04,600	28,84,140	3,20,460
115	5D504	92.15	67,38,750	60,64,875	6,73,875
116	5D704	92.15	67,38,750	60,64,875	6,73,875
117	RH03	149.44	1,28,84,603	1,15,96,142	12,88,460
118	RH04	149.44	1,28,52,945	1,15,67,650	12,85,295
119	5C104	63.1	42,14,210	37,92,789	4,21,421
120	5C302	65.85	43,82,805	39,44,524	4,38,281
121	5D404	92.15	67,38,750	60,65,246	6,73,504
122	RH05	149.44	1,30,14,750	1,17,13,260	13,01,490
123	RH02	149.44	1,30,14,750	1,17,13,268	13,01,482
124	5C202	65.85	44,27,528	29,99,163	14,28,365
125	5C702	65.85	44,49,889	40,04,900	4,44,989
126	5D101	80.9	56,80,175	51,12,157	5,68,018
127	5D104	92.15	67,38,750	59,07,375	8,31,375
128	5D204	92.15	66,90,739	58,64,165	8,26,574
129	5D304	92.15	66,90,739	58,39,306	8,51,433
130	5B101	80.89	57,88,499	52,09,649	5,78,850
131	5A102	81.15	55,94,587	50,35,128	5,59,459
132	5B102	80.82	56,88,500	51,19,656	5,68,844
Total	-	**10157.71**	**71,88,20,328**	**64,07,64,630**	**7,80,55,697**

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		**0**	**-**



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)	4,75,45,067
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)	7,80,55,697
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 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	



Table E- Designated Bank Account Details

Sr. No.	Particulars	Bank Name: Kotak Mahindra Bank Ltd Bank 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 Sept 2023)
1	Opening Balance	-
2	Deposit	47,15,54,275
3	Withdrawals	47,15,54,205
4	Closing Balance	70

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.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 project.



Table F- Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated as on 30th Sept 2023 (In Rs.)	Actual as on 30 Sept 2023 (In Rs.)
1	Own Fund	6,36,49,572	8,21,50,422	8,04,27,840
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	26,73,89,268	53,90,01,220	11,05,59,635
4	Customer Receipts used from Project	42,82,53,696	62,04,22,339	47,15,54,205
5	Total Funds for Project	75,92,92,536	1,24,15,73,981	66,25,41,680
6	Total Estimated and Acutal Cost (As per Table A and B)	52,62,37,072	71,00,86,747	66,25,41,680

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 A SUHAS MAINKAR
Digitally signed by DEVDATTA SUHAS MAINKAR
Date: 2023.10.16 13:29:31 +05'30'

P G BHAGWAT LLP Chartered Accountants
LLPIN: AAT-9949
FRN 101118W / W100682
Mumbai-86

Devdatta Mainkar
Partner
Membership No. 109795
UDIN : 23109795BGXJBO7453

Agreed & accepted by
For Mahindra Bloomdale Developers Ltd

VIMAL AGARWAL
Digitally signed by VIMAL AGARWAL
Date: 2023.10.17 16:28:28 +05'30'

Authorised Signatory
16th October 2023