

B. B. Jain & Associates

CA. B. B. Jain
B.Com., F.C.A.

CHARTERED ACCOUNTANTS



301, Ginnar Apartments, Off Mandpeshwar Road, Borivali (West), Mumbai - 400 092.
Tel.: (O) 2890 5267, (R) 2301 0777, Mob : 9819110778 • E-mail : bbjainandassociates@yahoo.com

FORM-3

(FOR REGISTRATION OF LODHA AMARA - Tower 29,31)

Cost of Real Estate Project MahaRERA Registration Number _____

Sr. No.		Particulars	Amount Rs	
			Estimated	Incurred till 31 st May 2017
1	i	Land Cost		
		a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	427,877,742	427,877,742
		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 Statutory Authority	85,772,084	30,259,111
		c. Acquisition cost of TDR (if any)	Nil	Nil
		d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	Nil	Nil
		e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	Nil	Nil
		f. Under Rehabilitation scheme:		
		i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	Nil	Nil
		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) is 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,	Nil	Nil
		iv. 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.	Nil	Nil
		Sub-Total of LAND COST	513,649,826	458,136,854



ii. Development Cost/ Cost of Construction			
a	i. Estimated cost of construction as certified by Engineer ii. Actual Cost of construction incurred as per the books of accounts as verified by the CA 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 (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	1,628,741,418 166,241,966	1,193,227,295 3,766,009
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	Nil	Nil
c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction; (Outstanding principal sum of construction finance is Rs. 51,32,19,297 as on May 31, 2017)	336,879,420	115,960,177
	Sub-Total of Development Cost	2,131,862,803	1,312,953,481
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		2,645,512,630
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		1,771,090,335
4	% completion of Construction Work (as per Project Architect's Certificate)		Refer Form 1
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		67%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		1,771,090,335
	Less: Amount withdrawn till date of this certificate (May 31, 2017) as per the Books of Accounts and Bank Statement		126,485,218
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,644,605,117

This certificate is being issued for RERA compliance for **Lodha Developers Thane Pvt Ltd** having registered office at **412-4, 17G Vardhman Chamber, Cawasji Patel Road, Horniman Circle, Fort. Mumbai - 400001** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

**For B.B Jain & Associates
Chartered Accountants**

B.B. Jain
Proprietor, M. No. 37357
FRN: 103889W



Place: Mumbai
Date : July 12, 2017

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1. Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Calculated as per the Form IV)	874,422,295
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	762,616,274
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 apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	12,143 1,430,250,156
4. Estimated receivables of ongoing project. Sum of 2 + 3(ii)	2,192,866,430
5. 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 of the balance receivables of ongoing project will be deposited in designated Account	70%

This certificate is being issued for RERA compliance for **Lodha Developers Thane Pvt Ltd** having its registered office at **412-4, 17G Vardhman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400001** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For **B.B Jain & Associates**
Chartered Accountants



B.B. Jain
Proprietor, M. No. 37357
FRN: 103889W



Place: **Mumbai**
Date : **July 12, 2017**

Annexure A

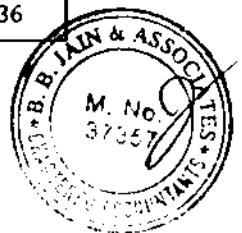
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	0201	48.11	81,38,696	28,34,645	53,04,051
2	0202	48.11	80,02,130	29,16,991	50,85,139
3	0206	56.59	91,93,034	31,34,632	60,58,402
4	0303	56.59	93,09,500	22,724	92,86,776
5	0304	56.59	92,01,353	-36,024	92,37,377
6	0305	56.59	93,74,810	33,02,803	60,72,007
7	0306	56.59	94,59,500	-1,03,665	95,63,165
8	0401	48.11	85,42,830	45,000	84,97,830
9	0402	48.11	82,53,500	28,55,243	53,98,257
10	0501	48.11	82,08,500	-65,680	82,74,180
11	0502	48.11	81,80,330	-83,230	82,63,560
12	0506	56.59	93,74,810	32,73,564	61,01,246
13	0604	56.59	94,59,500	3,67,461	90,92,039
14	0606	56.59	94,59,500	3,66,237	90,93,263
15	0701	48.11	86,84,500	5,59,750	81,24,750
16	0806	56.59	99,07,500	4,71,575	94,35,925
17	0901	48.11	86,04,500	-30,679	86,35,179
18	1101	48.11	88,38,501	-83,796	89,22,297
19	1106	56.59	98,19,130	38,00,212	60,18,918
20	1204	56.59	99,36,500	34,04,289	65,32,211
21	1206	56.59	100,09,382	5,73,044	94,36,338
22	1406	56.59	99,07,483	-1,10,822	100,18,305
23	1501	48.11	86,09,324	30,01,817	56,07,507
24	1506	56.59	98,02,130	33,61,134	64,40,996
25	1604	56.59	100,17,500	35,78,027	64,39,473
26	1606	56.59	98,55,941	35,43,145	63,12,796
27	1706	56.59	100,17,500	35,01,721	65,15,779
28	1801	48.11	87,07,280	45,000	86,62,280
29	1806	56.59	97,76,489	20,12,964	77,63,525
30	1905	56.59	97,66,382	34,12,574	63,53,808
31	1906	56.59	99,18,500	3,61,280	95,57,220
32	2001	48.11	87,03,500	30,35,266	56,68,234
33	2006	56.59	99,18,500	33,67,167	65,51,333
34	2101	48.11	86,22,500	29,36,108	56,86,392
35	2105	56.59	98,89,484	-1,10,533	100,00,017
36	2106	56.59	100,17,500	33,44,151	66,73,349
37	2206	56.59	99,18,500	34,02,215	65,16,285
38	2301	99.36	172,79,100	60,24,450	112,54,650



Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
39	2306	56.59	98,91,500	31,80,958	67,10,542
40	2403	56.59	99,36,500	39,94,638	59,41,862
41	2406	56.59	99,18,500	-42,446	99,60,946
42	2501	99.36	171,57,100	-1,79,146	173,36,246
43	2506	56.59	99,18,500	34,42,406	64,76,094
44	2603	56.59	99,36,500	27,17,953	72,18,547
45	2606	56.59	99,72,421	5,96,000	93,76,421
46	2701	99.36	170,20,378	59,33,246	110,87,132
47	2706	56.59	101,16,500	-89,500	102,06,000
48	0106	38.77	66,29,747	-12,986	66,42,733
49	0203	56.59	91,73,314	17,94,943	73,78,371
50	0301	38.77	66,62,156	4,29,409	62,32,747
51	0302	38.77	66,62,156	-13,285	66,75,441
52	0303	56.59	92,26,310	4,36,027	87,90,283
53	0306	38.77	68,30,500	4,95,000	63,35,500
54	0401	38.77	67,59,500	13,13,921	54,45,579
55	0402	38.77	67,77,500	94,927	66,82,573
56	0403	56.59	93,24,883	19,44,958	73,79,925
57	0406	38.77	69,94,500	52,064	69,42,436
58	0501	38.77	67,27,397	4,28,527	62,98,870
59	0503	56.59	94,32,500	26,61,849	67,70,651
60	0504	56.59	93,22,403	27,08,999	66,13,404
61	0506	38.77	67,21,466	1,46,308	65,75,158
62	0601	38.77	67,21,466	4,28,658	62,92,808
63	0603	56.59	95,66,500	4,95,000	90,71,500
64	0604	56.59	94,14,500	25,49,270	68,65,230
65	0605	38.77	67,21,466	4,28,608	62,92,858
66	0701	38.77	68,22,500	4,27,244	63,95,256
67	0706	38.77	68,54,720	1,93,914	66,60,806
68	0803	56.59	94,59,500	5,28,759	89,30,741
69	0901	38.77	71,01,500	45,000	70,56,500
70	1001	38.77	70,23,308	64,550	69,58,758
71	1101	38.77	71,01,500	4,95,000	66,06,500
72	1201	38.77	70,03,220	5,13,782	64,89,438
73	1203	56.59	100,29,000	4,71,094	95,57,906
74	1501	38.77	70,92,500	4,55,136	66,37,364
75	1601	38.77	71,42,500	4,22,923	67,19,577
76	1602	38.77	70,11,536	-16,415	70,27,951
77	1606	38.77	71,65,220	45,000	71,20,220
78	1701	38.77	71,02,940	45,000	70,57,940
79	1702	38.77	71,02,940	45,000	70,57,940
80	1705	38.77	70,20,536	45,000	69,75,536
81	1706	38.77	70,20,536	45,000	69,75,536



Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
82	1801	38.77	69,82,781	-47,197	70,29,978
83	1806	38.77	70,92,500	-17,140	71,09,640
84	1906	38.77	71,42,500	4,22,923	67,19,577
85	2001	38.77	71,08,781	4,23,378	66,85,403
86	2002	38.77	71,02,940	45,000	70,57,940
87	2005	38.77	70,92,500	4,55,136	66,37,364
88	2006	38.77	71,10,500	13,52,823	57,57,677
89	2101	38.77	71,97,606	45,000	71,52,606
90	2102	38.77	70,92,500	13,80,861	57,11,639
91	2106	38.77	70,92,500	-48,677	71,41,177
92	2201	82.23	141,78,100	8,47,319	133,30,781
93	2205	38.77	141,87,100	41,95,069	99,92,031
94	2301	38.77	144,73,000	8,43,309	136,29,691
95	2303	56.59	98,91,500	2,95,000	95,96,500
96	2501	38.77	145,08,600	28,50,272	116,58,328
97	2601	38.77	141,87,100	9,10,722	132,76,378
98	2701	82.23	143,85,246	5,38,363	138,46,883

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential /commercial premises Rs 99,600 * per sm plus floor rise premium

Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Read Reckoner Rate(ASR)
1	0003	56.59	60,98,468
2	0004	56.59	60,98,468
3	0005	56.59	60,98,468
4	0006	56.59	60,98,468
5	0101	48.11	52,12,153
6	0102	48.11	52,12,153
7	0103	56.59	60,98,468
8	0104	56.59	60,98,468
9	0105	56.59	60,98,468
10	0106	56.59	60,98,468
11	0203	56.59	60,98,468
12	0204	56.59	60,98,468
13	0205	56.59	60,98,468
14	0301	48.11	52,12,153
15	0302	48.11	52,12,153
16	0403	56.59	60,98,468
17	0404	56.59	60,98,468
18	0405	56.59	60,98,468



Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Read Reckoner Rate(ASR)
19	0406	56.59	60,98,468
20	0503	56.59	63,94,362
21	0504	56.59	63,94,362
22	0505	56.59	63,94,362
23	0601	48.11	54,63,731
24	0602	48.11	54,63,731
25	0603	56.59	63,94,362
26	0605	56.59	63,94,362
27	0702	48.11	54,63,731
28	0703	56.59	63,94,362
29	0704	56.59	63,94,362
30	0705	56.59	63,94,362
31	0706	56.59	63,94,362
32	0802	40.80	46,60,807
33	0803	56.59	63,94,362
34	0804	56.59	63,94,362
35	0805	56.59	63,94,362
36	0902	48.11	54,63,731
37	0903	56.59	63,94,362
38	0904	56.59	63,94,362
39	0905	56.59	63,94,362
40	0906	56.59	63,94,362
41	1001	48.11	54,63,731
42	1002	48.11	54,63,731
43	1003	56.59	63,94,362
44	1004	56.59	63,94,362
45	1005	56.59	63,94,362
46	1006	56.59	63,94,362
47	1102	48.11	57,15,308
48	1103	56.59	66,90,255
49	1104	56.59	66,90,255
50	1105	56.59	66,90,255
51	1201	48.11	57,15,308
52	1202	48.11	57,15,308
53	1203	56.59	66,90,255
54	1205	56.59	66,90,255
55	1402	40.80	48,74,150
56	1403	56.59	66,90,255
57	1404	56.59	66,90,255
58	1405	56.59	66,90,255
59	1502	48.11	57,15,308
60	1503	56.59	66,90,255
61	1504	56.59	66,90,255



Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Read Reckoner Rate(ASR)
62	1505	56.59	66,90,255
63	1601	48.11	57,15,308
64	1602	48.11	57,15,308
65	1603	56.59	66,90,255
66	1605	56.59	66,90,255
67	1701	48.11	57,15,308
68	1702	48.11	57,15,308
69	1703	56.59	66,90,255
70	1704	56.59	66,90,255
71	1705	56.59	66,90,255
72	1802	48.11	57,15,308
73	1803	56.59	66,90,255
74	1804	56.59	66,90,255
75	1805	56.59	66,90,255
76	1902	40.80	48,74,150
77	1903	56.59	66,90,255
78	1904	56.59	66,90,255
79	2002	48.11	57,15,308
80	2003	56.59	66,90,255
81	2004	56.59	66,90,255
82	2005	56.59	66,90,255
83	2102	48.11	59,66,886
84	2103	56.59	69,86,149
85	2104	56.59	69,86,149
86	2201	99.36	121,30,329
87	2203	56.59	69,86,149
88	2204	56.59	69,86,149
89	2205	56.59	69,86,149
90	2303	56.59	69,86,149
91	2304	56.59	69,86,149
92	2305	56.59	69,86,149
93	2402	40.80	50,87,494
94	2404	56.59	69,86,149
95	2405	56.59	69,86,149
96	2503	56.59	69,86,149
97	2504	56.59	69,86,149
98	2505	56.59	69,86,149
99	2601	99.36	121,30,329
100	2604	56.59	69,86,149
101	2605	56.59	69,86,149
102	2703	56.59	69,86,149
103	2704	56.59	69,86,149
104	2705	56.59	69,86,149



Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Read Reckoner Rate(ASR)
105	2801	99.36	121,30,329
106	2803	56.59	69,86,149
107	2804	56.59	69,86,149
108	2805	56.59	69,86,149
109	2806	56.59	69,86,149
110	2902	40.80	50,87,494
111	2903	56.59	69,86,149
112	2904	56.59	69,86,149
113	2905	56.59	69,86,149
114	2906	56.59	69,86,149
115	3001	99.36	121,30,329
116	3003	56.59	69,86,149
117	3004	56.59	69,86,149
118	3005	56.59	69,86,149
119	3006	56.59	69,86,149
120	0002	38.77	42,34,853
121	0003	56.59	60,98,468
122	0004	56.59	60,98,468
123	0101	38.77	42,34,853
124	0102	38.77	42,34,853
125	0103	56.59	60,98,468
126	0104	56.59	60,98,468
127	0105	38.77	42,34,853
128	0201	38.77	42,34,853
129	0202	38.77	42,34,853
130	0204	56.59	60,98,468
131	0205	38.77	42,34,853
132	0206	38.77	42,34,853
133	0304	56.59	60,98,468
134	0305	38.77	42,34,853
135	0404	56.59	60,98,468
136	0405	38.77	42,34,853
137	0502	38.77	44,37,566
138	0505	38.77	44,37,566
139	0602	38.77	44,37,566
140	0606	38.77	44,37,566
141	0702	38.77	44,37,566
142	0703	56.59	63,94,362
143	0704	56.59	63,94,362
144	0705	38.77	44,37,566
145	0801	34.02	39,16,632
146	0804	56.59	63,94,362
147	0805	38.77	44,37,566



Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Read Reckoner Rate(ASR)
148	0806	38.77	44,37,566
149	0902	38.77	44,37,566
150	0903	56.59	63,94,362
151	0904	56.59	63,94,362
152	0905	38.77	44,37,566
153	0906	38.77	44,37,566
154	1002	38.77	44,37,566
155	1003	56.59	63,94,362
156	1004	56.59	63,94,362
157	1005	38.77	44,37,566
158	1006	38.77	44,37,566
159	1102	38.77	46,40,278
160	1103	56.59	66,90,255
161	1104	56.59	66,90,255
162	1105	38.77	46,40,278
163	1106	38.77	46,40,278
164	1202	38.77	46,40,278
165	1204	56.59	66,90,255
166	1205	38.77	46,40,278
167	1206	38.77	46,40,278
168	1401	34.02	40,94,538
169	1403	56.59	66,90,255
170	1404	56.59	66,90,255
171	1405	38.77	46,40,278
172	1406	38.77	46,40,278
173	1502	38.77	46,40,278
174	1503	56.59	66,90,255
175	1504	56.59	66,90,255
176	1505	38.77	46,40,278
177	1506	38.77	46,40,278
178	1603	56.59	66,90,255
179	1604	56.59	66,90,255
180	1605	38.77	46,40,278
181	1703	56.59	66,90,255
182	1704	56.59	66,90,255
183	1802	38.77	46,40,278
184	1803	56.59	66,90,255
185	1804	56.59	66,90,255
186	1805	38.77	46,40,278
187	1901	34.02	40,94,538
188	1903	56.59	66,90,255
189	1904	56.59	66,90,255
190	1905	38.77	46,40,278



Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Read Reckoner Rate(ASR)
191	2003	56.59	66,90,255
192	2004	56.59	66,90,255
193	2103	56.59	69,86,149
194	2104	56.59	69,86,149
195	2105	38.77	48,42,991
196	2203	56.59	69,86,149
197	2204	56.59	69,86,149
198	2206	38.77	48,42,991
199	2302	38.77	48,42,991
200	2304	56.59	69,86,149
201	2305	82.23	100,70,636
202	2401	34.02	42,72,444
203	2403	56.59	69,86,149
204	2404	56.59	69,86,149
205	2405	38.77	48,42,991
206	2406	38.77	48,42,991
207	2502	38.77	48,42,991
208	2503	56.59	69,86,149
209	2504	56.59	69,86,149
210	2505	82.23	100,70,636
211	2602	38.77	48,42,991
212	2603	56.59	69,86,149
213	2604	56.59	69,86,149
214	2605	38.77	48,42,991
215	2606	38.77	48,42,991
216	2703	56.59	69,86,149
217	2704	56.59	69,86,149
218	2705	82.23	100,70,636
219	2801	38.77	48,42,991
220	2802	38.77	48,42,991
221	2803	56.59	69,86,149
222	2804	56.59	69,86,149
223	2805	38.77	48,42,991
224	2806	38.77	48,42,991
225	2901	34.02	42,72,444
226	2903	56.59	69,86,149
227	2904	56.59	69,86,149
228	2905	38.77	48,42,991
229	2906	38.77	48,42,991
230	3001	38.77	48,42,991
231	3002	38.77	48,42,991
232	3003	56.59	69,86,149
233	3004	56.59	69,86,149



Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Read Reckoner Rate(ASR)
234	3005	38.77	48,42,991
235	3006	38.77	48,42,991

*Base Price

