

B. B. Jain & Associates



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

CHARTERED ACCOUNTANTS

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FORM-3

(FOR REGISTRATION OF LODHA VENEZIA(>48 FLOORS))

Cost of Real Estate Project MahaRERA Registration Number P51900005378

Sr. No.		Particulars	Amount Rs	
			Estimated	Incurred till 31st Dec 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	438,038,525	438,038,525
		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	187,727,963	171,715,264
		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	88,559,333	14,216,585
		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	714,325,821	623,970,374

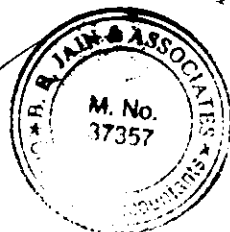


	ii.	Development Cost/ Cost of Construction		
	a	i. Estimated cost of construction as certified by Engineer ii. Actual Cost of construction incurred as per the books of accounts as verified by the CA Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered) 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.	678,654,524 87,265,252	702,126,010 78,187,974
	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. 235,724,646 as on December 31, 2017)	280,592,690	219,750,172
		Sub-Total of Development Cost	1,046,512,466	1,000,064,156
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		1,760,838,287
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		1,624,034,530
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 %)		92%
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		1,624,034,530
		Less: Amount withdrawn till date of this certificate (December 31, 2017) as per the Books of Accounts and Bank Statement		1,620,490,607
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		3,543,923

This certificate is being issued for RERA compliance for **Lodha Developers 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 : January 27, 2018

(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)	136,803,758
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)	206,401,936
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	262 79,648,344
4. Estimated receivables of ongoing project. Sum of 2 + 3(ii)	286,050,280
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%

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For B.B Jain & Associates
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Annexure A

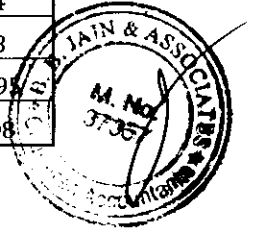
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No	Carpet Area (in sqmtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	4901	160.00	56,517,396	55,743,364	774,032
2	4903	102.00	30,080,420	30,134,283	-53,863
3	4904	102.00	32,971,040	32,669,587	301,453
4	5001	160.00	71,001,942	65,055,000	5,946,942
5	5003	102.00	30,329,486	30,210,326	119,160
6	5004	102.00	46,832,062	23,429,043	23,403,019
7	5103	102.00	33,033,312	31,577,306	1,456,006
8	5201	79.09	22,606,560	22,138,824	467,736
9	5202	79.09	22,699,485	22,723,130	-23,645
10	5203	102.00	32,551,542	32,731,386	-179,844
11	5204	102.00	33,338,736	33,303,991	34,745
12	5301	79.09	23,293,017	22,073,105	1,219,912
13	5302	79.09	25,337,323	24,635,510	701,813
14	5303	102.00	54,954,312	49,382,380	5,571,932
15	5304	102.00	47,379,696	44,195,960	3,183,736
16	5401	160.00	22,795,426	18,119,534	4,675,892
17	5403	102.00	31,933,349	31,910,702	22,647
18	5404	102.00	44,710,578	44,740,593	-30,015
19	5501	160.00	22,329,783	22,706,679	-376,896
20	5503	102.00	36,878,644	7,353,728	29,524,916
21	5601	160.00	22,706,632	22,231,273	475,359
22	5603	102.00	32,955,138	32,930,303	24,835
23	5604	102.00	33,756,876	31,972,179	1,784,697
24	5701	160.00	35,153,784	31,619,098	3,534,686
25	5703	102.00	30,959,748	31,416,619	-456,871
26	5704	102.00	31,517,100	31,527,333	-10,233
27	5801	160.00	22,329,783	22,150,100	179,683
28	5803	102.00	30,241,962	29,767,948	474,014
29	5901	160.00	22,737,592	20,503,843	2,233,749
30	5903	102.00	31,057,075	31,513,014	-455,939
31	5904	102.00	36,908,236	7,216,527	29,691,709
32	6001	79.09	22,329,782	21,157,547	1,172,235
33	6002	79.09	22,329,782	21,157,572	1,172,210
34	6003	102.00	48,681,528	43,724,343	4,957,185
35	6004	102.00	35,794,164	33,470,223	2,323,941
36	6101	160.00	22,169,385	21,995,316	174,069



37	6103	102.00	30,953,520	31,105,718	-152,198
38	6104	102.00	39,527,462	16,951,075	22,576,387
39	6201	79.09	22,377,978	22,319,585	58,393
40	6202	79.09	32,745,456	32,660,671	84,785
41	6203	102.00	32,844,240	32,819,403	24,837
42	6204	102.00	30,528,108	29,004,014	1,524,094
43	6301	79.09	37,421,053	24,852,015	12,569,038
44	6302	79.09	26,005,814	22,933,724	3,072,090
45	6303	102.00	31,597,092	31,634,786	-37,694
46	6304	102.00	34,409,538	10,419,436	23,990,102
47	6401	79.09	28,608,192	26,583,748	2,024,444
48	6402	79.09	22,525,983	21,497,466	1,028,517
49	6403	102.00	38,129,166	38,432,255	-303,089
50	6404	102.00	33,224,202	33,195,963	28,239
51	6501	79.09	25,486,533	25,219,259	267,274
52	6502	79.09	26,243,883	25,939,175	304,708
53	6503	102.00	47,568,938	33,867,443	13,701,495
54	6504	102.00	32,584,266	30,958,758	1,625,508



(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential /commercial premises Rs 251,760 * per sm plus floor rise premium

Sr. No.	Flat No	Carpet Area (in sqmtrs)	Unit Consideration as per Read Reckoner Rate(ASR)
1	5101	160.00	48,585,420
2	5504	102.00	31,062,924

*Base Price

