

B. B. Jain & Associates



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

CHARTERED ACCOUNTANTS

301, Girnar 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 FRESHIA - A,B,C)

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	34,671,259	34,671,259
		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	11,220,371	11,220,371
		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	45,891,630	45,891,630



	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.	182,034,478 24,923,061	100,620,763 7,454,829
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. Nil as on May 31, 2017)		
	Sub-Total of Development Cost	206,957,539	108,075,592
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		252,849,169
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		153,967,222
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 %)		61%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		153,967,222
	Less: Amount withdrawn till date of this certificate (May 31, 2017) as per the Books of Accounts and Bank Statement		153,967,222
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		-

This certificate is being issued for RERA compliance for **Palava Dwellers Pvt Ltd (Lodha Developers 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 15, 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)	98,881,947
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)	122,434,944
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	696 22,679,344
4. Estimated receivables of ongoing project. Sum of 2 + 3(ii)	145,114,288
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 **Palava Dwellers Pvt Ltd (Lodha Developers 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 15, 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	S-01	15.47	34,70,000	30,36,000	4,34,000
2	S-02	12.35	21,50,000	18,21,600	3,28,400
3	S-03	14.94	25,55,000	21,94,200	3,60,800
4	S-04	12.86	25,37,225	17,51,751	7,85,474
5	S-05	14.94	25,55,000	21,94,200	3,60,800
6	S-06	12.35	24,25,220	20,74,800	3,50,420
7	S-07	15.47	26,45,000	22,77,000	3,68,000
8	102	42.51	32,76,350	28,09,695	4,66,655
9	103	50.78	38,85,195	34,17,983	4,67,212
10	104	41.10	32,07,980	9,11,394	22,96,586
11	201	42.51	32,80,250	62,205	32,18,045
12	202	42.51	32,76,350	31,06,350	1,70,000
13	203	52.28	39,31,650	34,54,321	4,77,329
14	204	42.51	31,82,750	25,90,966	5,91,784
15	301	42.51	31,82,750	27,71,731	4,11,019
16	302	42.51	32,17,850	28,04,023	4,13,827
17	303	52.28	40,04,310	34,99,975	5,04,335
18	304	42.51	33,10,250	51,000	32,59,250
19	401	42.51	32,76,350	9,31,906	23,44,444
20	402	42.51	32,17,850	28,04,023	4,13,827
21	403	52.28	39,31,650	34,60,719	4,70,931
22	404	42.51	31,82,750	27,71,731	4,11,019
23	501	42.51	32,17,850	28,04,023	4,13,827
24	502	42.51	32,17,850	9,14,356	23,03,494
25	503	52.28	39,61,650	34,60,719	5,00,931
26	601	42.51	31,82,750	27,71,731	4,11,019
27	602	42.51	32,76,350	11,61,573	21,14,777
28	603	52.28	40,45,410	11,62,624	28,82,786
29	604	42.51	32,17,850	28,04,043	4,13,807
30	701	42.51	33,15,350	51,000	32,64,350
31	702	42.51	32,80,250	62,205	32,18,045
32	703	52.28	39,61,650	34,60,719	5,00,931
33	704	42.51	32,12,750	27,71,731	4,41,019
34	S-08	15.47	29,89,025	5,63,805	24,25,220
35	S-09	12.35	21,50,000	9,33,600	12,16,400
36	S-10	14.94	28,20,000	18,91,278	9,28,722
37	S-11	12.86	21,95,000	18,63,000	3,32,000



Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
38	S-12	14.94	25,55,000	4,77,000	20,78,000
39	S-13	12.35	21,50,000	17,08,076	4,41,924
40	S-14	15.47	34,70,000	35,26,831	-56,831
41	103	41.10	31,52,180	25,64,677	5,87,503
42	104	50.78	38,44,425	31,94,307	6,50,118
43	202	42.51	32,80,250	51,000	32,29,250
44	204	52.28	39,31,650	32,35,020	6,96,630
45	301	42.51	32,80,250	75,000	32,05,250
46	302	42.51	32,80,250	62,205	32,18,045
47	303	42.51	32,47,850	24,90,350	7,57,500
48	304	52.28	39,61,650	32,35,020	7,26,630
49	401	42.51	32,76,350	9,97,991	22,78,359
50	402	42.51	32,17,850	26,21,152	5,96,698
51	403	42.51	31,82,750	25,90,966	5,91,784
52	404	52.28	39,31,650	32,35,020	6,96,630
53	501	42.51	32,17,850	26,21,152	5,96,698
54	502	42.51	32,76,350	9,31,906	23,44,444
55	503	42.51	33,06,350	11,18,598	21,87,752
56	504	52.28	40,04,310	32,71,712	7,32,598
57	601	42.51	32,80,250	51,000	32,29,250
58	602	42.51	32,17,850	26,36,078	5,81,772
59	603	42.51	32,80,250	62,205	32,18,045
60	604	52.28	39,31,650	32,35,020	6,96,630
61	704	52.28	40,04,310	32,71,712	7,32,598
62	S-15	15.47	34,70,000	29,60,000	5,10,000
63	S-16	12.35	21,50,000	17,02,800	4,47,200
64	S-17	14.94	25,55,000	20,51,100	5,03,900
65	S-18	12.86	25,37,225	20,37,717	4,99,508
66	S-19	14.94	29,58,065	23,97,737	5,60,328
67	S-20	12.35	24,25,220	15,33,548	8,91,672
68	S-21	15.47	30,63,275	6,59,664	24,03,611
69	S-22	15.47	27,93,500	22,56,210	5,37,290
70	S-23	15.47	27,93,500	22,56,210	5,37,290
71	S-24	15.47	27,93,500	22,56,210	5,37,290
72	S-25	15.47	27,93,500	22,56,210	5,37,290
73	102	42.51	32,17,850	26,21,152	5,96,698
74	103	41.10	31,18,700	25,35,882	5,82,818
75	104	50.78	38,85,195	11,14,559	27,70,636
76	201	42.51	32,76,350	9,31,907	23,44,443
77	202	42.51	32,80,250	62,205	32,18,045
78	204	52.28	39,74,310	32,71,982	7,02,328
79	301	42.51	32,80,250	62,205	32,18,045
80	302	42.51	32,17,850	26,21,152	5,96,698



Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
81	304	52.28	40,04,310	32,71,712	7,32,598
82	401	42.51	32,76,350	51,000	32,25,350
83	402	42.51	32,17,850	9,14,356	23,03,494
84	404	52.28	40,45,410	11,62,624	28,82,786
85	501	42.51	30,20,250	24,51,216	5,69,034
86	502	42.51	32,17,850	26,21,152	5,96,698
87	504	52.28	39,61,650	32,35,020	7,26,630
88	601	42.51	31,67,850	25,78,152	5,89,698
89	602	42.51	32,17,850	9,14,356	23,03,494
90	603	42.51	32,80,250	62,205	32,18,045
91	604	52.28	40,45,410	11,62,624	28,82,786
92	702	42.51	32,80,250	62,205	32,18,045
93	704	52.28	40,75,410	11,72,976	29,02,434

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential /commercial premises Rs 26,640 * per sm plus floor rise premium

Sr. No.	Flat No.	Carpet Area (in sqmtrs)	Unit Consideration as per Read Reckoner Rate(ASR)
1	101	42.51	13,54,090
2	504	42.51	14,13,544
3	101	42.51	13,54,090
4	102	42.51	13,54,090
5	201	42.51	13,54,090
6	203	42.51	13,54,090
7	701	42.51	14,13,544
8	702	42.51	14,13,544
9	703	42.51	14,13,544
10	S-26	15.47	5,97,727
11	101	42.51	13,54,090
12	203	42.51	13,54,090
13	303	42.51	13,54,090
14	403	42.51	13,54,090
15	503	42.51	14,13,544
16	701	42.51	14,13,544
17	703	42.51	14,13,544

*Base Price

