

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 NCP DIORO, ELISIUM(>40 FLOORS))

Cost of Real Estate Project MahaRERA Registration Number **P51900000314**

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	489,189,966	489,189,966
		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	61,736,902	30,862,456
		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	550,926,868	520,052,422

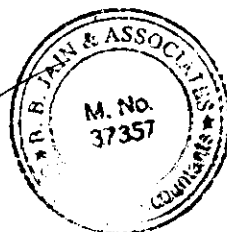


ii.	Development Cost/ Cost of Construction			
a	i.	Estimated cost of construction as certified by Engineer		
	ii.	Actual Cost of construction incurred as per the books of accounts as verified by the CA	1,146,290,004	1,079,774,481
	Note : (for adding to total cost of construction incurred, Minimum of (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.	116,462,236	97,051,864
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. 53,368,326 as on December 31, 2017)		290,915,565	289,507,927
	Sub-Total of Development Cost		1,553,667,805	1,466,334,271
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column			2,104,594,673
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column			1,986,386,694
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 %)			94%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)			1,986,386,694
	Less: Amount withdrawn till date of this certificate (December 31, 2017) as per the Books of Accounts and Bank Statement			1,819,469,686
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate			166,917,008

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



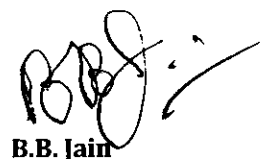
Place: Mumbai
Date : January 27, 2018

(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)	118,207,980
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)	131,926,740
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	1,451 405,765,430
4. Estimated receivables of ongoing project. Sum of 2 + 3(ii)	537,692,170
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 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



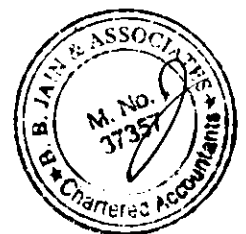
Place: Mumbai
Date : January 27, 2018

Annexure A

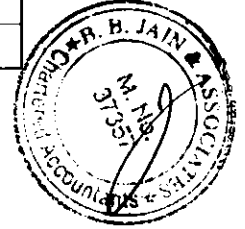
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No	Carpet Area (in sqmtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	4101	70.93	271,24,858	249,81,065	21,43,793
2	4102	78.46	330,54,040	320,72,699	9,81,341
3	4104	99.33	336,54,160	313,63,452	22,90,708
4	4101	70.93	285,68,665	249,65,697	36,02,968
5	4102	78.46	209,70,460	201,68,561	8,01,899
6	4104	99.33	359,86,731	282,42,045	77,44,686
7	4201	70.93	262,78,714	241,98,630	20,80,084
8	4202	78.46	369,54,529	346,47,600	23,06,929
9	4204	99.33	427,86,334	398,59,469	29,26,865
10	4201	70.93	263,76,931	239,79,674	23,97,257
11	4202	78.46	337,16,620	312,43,240	24,73,380
12	4204	99.33	492,19,048	459,77,092	32,41,956
13	4301	70.93	259,15,870	238,41,080	20,74,790
14	4302	78.46	337,06,936	327,25,174	9,81,762
15	4303	70.93	248,38,368	219,85,459	28,52,909
16	4304	99.33	324,62,082	284,39,307	40,22,775
17	4301	70.93	282,77,020	273,00,980	9,76,040
18	4304	99.33	372,18,627	289,43,122	82,75,505
19	4401	70.93	198,12,122	196,46,753	1,65,369
20	4404	99.33	368,57,206	342,35,342	26,21,864
21	4401	70.93	283,79,378	250,42,326	33,37,052
22	4404	99.33	381,69,082	374,48,524	7,20,558
23	4501	70.93	274,71,568	253,10,478	21,61,090
24	4502	78.46	346,91,568	310,82,080	36,09,488
25	4503	70.93	269,79,607	249,94,622	19,84,985
26	4504	99.33	422,34,247	393,43,533	28,90,714
27	4501	70.93	281,70,712	267,29,931	14,40,781
28	4504	99.33	446,26,492	416,07,771	30,18,721
29	4101	70.93	292,24,129	268,23,307	24,00,822
30	4103	70.93	173,40,841	165,01,340	8,39,501
31	4104	99.33	247,17,340	237,24,646	9,92,694
32	4101	70.93	215,51,707	210,90,166	4,61,541
33	4102	78.46	255,42,658	250,84,927	4,57,731
34	4104	99.33	321,62,140	317,16,010	4,46,130
35	4201	70.93	290,26,607	256,54,670	33,71,937



36	4204	99.33	444,28,790	442,08,340	2,20,450
37	4201	70.93	269,39,845	248,05,300	21,34,545
38	4202	78.46	242,40,042	203,61,717	38,78,325
39	4204	99.33	400,84,786	374,63,994	26,20,792
40	4301	70.93	289,32,391	254,13,513	35,18,878
41	4303	70.93	270,51,675	226,61,302	43,90,373
42	4304	99.33	381,79,000	361,66,500	20,12,500
43	4301	70.93	237,39,625	215,91,014	21,48,611
44	4303	70.93	197,11,072	186,40,263	10,70,809
45	4401	70.93	293,82,727	270,11,093	23,71,634
46	4403	70.93	274,40,536	254,15,363	20,25,173
47	4404	99.33	419,77,727	429,15,349	-9,37,622
48	4401	70.93	243,06,175	224,82,868	18,23,307
49	4402	78.46	338,84,112	316,09,722	22,74,390
50	4404	99.33	381,69,082	374,22,218	7,46,864
51	4501	70.93	225,52,807	204,85,553	20,67,254
52	4503	70.93	295,96,227	261,33,137	34,63,090
53	4504	99.33	367,46,173	363,05,090	4,41,083
54	4501	70.93	287,52,238	265,27,079	22,25,159
55	4502	78.46	352,26,086	310,38,309	41,87,777
56	4503	70.93	229,84,930	201,36,376	28,48,554
57	4504	99.33	367,46,173	334,48,004	32,98,169



(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential /commercial premises Rs 2,30,280 * per sm plus floor rise premium

Sr. No.	Flat No	Carpet Area (in sqmtrs)	Unit Consideration as per Ready Reckoner Rate(ASR)
1	4103	70.93	198,47,862
2	4103	70.93	198,47,862
3	4302	78.46	219,28,673
4	4303	70.93	198,47,862
5	4402	78.46	219,28,673
6	4403	70.93	198,47,862
7	4402	78.46	219,28,673
8	4403	70.93	198,47,862
9	4502	78.46	219,28,673
10	4503	70.93	198,47,862
11	4102	78.46	219,28,673
12	4103	70.93	198,47,862
13	4202	78.46	219,28,673
14	4302	78.46	219,28,673
15	4302	78.46	219,28,673
16	4304	99.33	276,95,805
17	4402	78.46	219,28,673
18	4403	70.93	198,47,862
19	4502	78.46	219,28,673

*Base Price

