



SHIVNANDAN N. KATDARE

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S. N. KATDARE & CO.

CHARTERED ACCOUNTANTS

Firm Regi. No. 112142W

Office: G-9, Bhansali Society, Ground Floor,
Behind Siddhachal, Next to Cosmos Bank,
Opp. Parle Tilak English Medium School,
Hanuman Road, Vile Parle (East),
Mumbai 400 057.

FORM-3				
[see Regulation 3]				
CHARTERED ACCOUNTANT'S CERTIFICATE				
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)				
Cost of Real Estate Project of Luxora Infrastructures Pvt. Ltd.				
Project Name: "Vista 3B"				
Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred
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	38,356,481	38,356,481
	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		
	c	Acquisition cost of TDR (if any)		
	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	862,747	862,747
	e	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	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 an encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost			
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,			
Sub-Total of LAND COST			39,219,228	39,219,228



	ii	Development Cost/ Cost of Construction :		
	a	i Estimated Cost of Construction as certified by Engineer.	269,663,299	48,436,045
		ii Actual Cost of construction incurred as per the books of accounts as verified by the CA.		35,044,088
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		35,044,088
		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.	57,074,591	51,858,472
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.		
	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 ;	97,812,725	71,442,757
		Sub-Total of Development Cost	424,550,615	158,345,317

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	463,769,843	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		197,564,545
4	% completion of Construction Work per Project Architect's Certificate) (as	17.96%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	42.60%	
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost Incurred (Sr. number 2 * Sr. number 5)		197,564,545
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		25521642.00
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. This certificate is being issued for RERA compliance for the Company "LUXORA INFRASTRUCTURE PVT.LTD." and is based on the records and documents produced before me and explanations provided to me by the management of the Company.		172,042,903

PLACE: MUMBAI
DATE: 27/07/2017



Yours Faithfully,
FOR S.N.KATDARE & CO.
Firm Registration No.112142W
Chartered Accountants


(S.N.KATDARE)
Proprietor
Membership No. 35327

(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)	266,205,298
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)	103,678,950
3	i Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4213.20 Sq Mtrs
	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	147,906,145
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	251,585,095
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	100%

This certificate is being issued for RERA compliance for the Company "LUXORA INFRASTRUCTURE PVT.LTD." and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

PLACE: MUMBAI
DATE: 27/07/2017



Yours Faithfully,
FOR S.N.KATDARE & CO.
Firm Registration No.112142W
Chartered Accountants


(S.N.KATDARE)
Proprietor
Membership No. 35327

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 Sq Mtrs (SALES)	Consideration Value as per Letter of Agreement / Letter of Allotment	Received Amount	Balance receivable
1	A/302	73.74	5173960	530,331	4,643,629
2	A/303	73.74	4576230	2,142,293	2,433,937
3	A/402	70.68	5173960	540,000	4,633,960
4	A/502	74.43	5384500	558,000	4,826,500
5	A/503	74.43	4654880	540,000	4,114,880
6	A/601	87.62	6250840	1,300,000	4,950,840
7	A/602	73.85	4654880	971,000	3,683,880
8	A/603	73.85	4537510	981,850	3,555,660
9	A/702	73.85	4654880	971,000	3,683,880
10	A/703	73.85	4506050	929,970	3,576,080
11	B/404	56.26	4138500	100,000	4,038,500
12	C/101	74.10	4727440	1,100,000	3,627,440
13	C/201	70.68	4759085	985,131	3,773,954
14	C/204	70.68	5173960	1,127,923	4,046,037
15	C/301	73.74	4352370	2,468,666	1,883,704
16	C/302	87.92	5601260	1,213,013	4,388,247
17	C/304	73.74	4654880	51,000	4,603,880
18	C/401	70.68	4759087	985,131	3,773,956
19	C/502	88.73	5565760	799,000	4,766,760
20	C/503	88.73	5415484	4,334,026	1,081,458
21	C/504	74.43	5008166	513,338	4,494,828
22	C/601	73.85	4594380	400,000	4,194,380
23	C/602	87.62	5565760	400,000	5,165,760
24	C/701	73.85	5173960	550,000	4,623,960
25	C/702	87.62	5636760	100,000	5,536,760
26	C/704	73.85	4506050	929,970	3,576,080



(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.28750 per sm.

Sr No	Flat No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	A/101	88.401	3,049,835
2	A/102	74.102	2,556,529
3	A/103	74.102	2,556,529
4	A/104	88.401	3,049,835
5	A/201	85.004	3,044,418
6	A/202	70.682	2,550,309
7	A/203	70.682	2,550,309
8	A/204	85.004	3,044,418
9	A/301	87.920	3,033,240
10	A/304	87.920	3,033,240
11	A/401	84.900	3,040,830
12	A/403	70.682	2,550,309
13	A/404	84.900	3,040,830
14	A/501	88.726	3,214,099
15	A/504	88.726	3,214,099
16	A/604	87.615	3,173,853
17	A/701	87.615	3,173,853
18	A/704	87.615	3,173,853
19	B/101	56.259	2,055,303
20	B/102	56.259	2,055,303
21	B/103	56.259	2,055,303
22	B/104	56.259	2,055,303
23	B/201	56.259	2,055,303
24	B/202	56.259	2,055,303
25	B/203	56.259	2,055,303
26	B/204	56.259	2,055,303
27	B/301	56.259	2,055,303
28	B/302	56.259	2,055,303
29	B/303	56.259	2,055,303
30	B/304	56.259	2,055,303
31	B/401	56.259	2,055,303
32	B/402	56.259	2,055,303
33	B/403	56.259	2,055,303
34	B/501	56.259	2,158,068
35	B/502	56.259	2,158,068
36	B/503	56.259	2,158,068
37	B/504	56.259	2,158,068
38	B/601	56.259	2,158,068
39	B/602	56.259	2,158,068
40	B/603	56.259	2,158,068
41	B/604	56.259	2,158,068
42	B/701	56.259	2,158,068
43	B/702	56.259	2,158,068
44	B/703	56.259	2,158,068
45	B/704	56.259	2,158,068
46	C/102	88.401	3,049,835
47	C/103	88.401	3,049,835
48	C/104	74.102	2,556,529
49	C/202	85.004	3,044,418
50	C/203	85.004	3,044,418
51	C/303	87.920	3,033,240
52	C/402	84.900	3,040,830
53	C/403	84.900	3,040,830
54	C/404	70.682	2,550,309
55	C/501	74.434	2,696,372
56	C/603	87.615	3,173,853
57	C/604	73.846	2,675,071
58	C/703	87.615	3,173,853

