FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
Luxora Infrastructure Private Limited
Unit No. 150, Avior Corporate Park,
Nirmal Galaxy, LBS Road
Mulund, Mumbai -400080

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawn by Luxora Infrastructure Private Limited for the period from 01 April 2018 to 31 March 2019 with respect to **Project Vista 3C**, Plot Bearing/CTS/ Survey/ Final Plot No: **Kh. No. 97/1 pt 97/2 pt 97/3 pt 97/4 pt** at **Pipla, Nagpur (Rural), Nagpur – 440034**. RERA Regn. **Number P50500007884**

1. This certificate is issued in accordance with provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. We have obtained all the necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Luxora Infrastructure Private Limited for the year ended 31 March 2019 and hereby certify that:

i. **M/S Luxora Infrastructure Private Limited** have completed 62.79 **%** (As per Form 3) dated 09/04/2019 and 49.56% as per Engineer's Certificate of the project dated 31/03/2019 titled **Vista 3C** having registration **Number P50500007884 located at** Plot Bearing/CTS/ Survey/ Final Plot No: **Kh. No. 97/1 pt 97/2 pt 97/3 pt 97/4 pt** at **Pipla, Nagpur (Rural), Nagpur – 440034**

ii. Amount collected during the year for this project is **Rs.** 91,48,762 (excluding Rs 62,64,532 consideration received in other projects prior to shifting to the **Project Vista 3C,** barter deals and other charges) and amount collected till date is **Rs.** 1,63,98,831 (excluding Rs.3,98,86,383 consideration received (net of cancellation/transfer) in prior to RERA registration and **Rs** 82,90,398 consideration received in other projects prior to shifting to the **Project Vista 3C,** barter deals and other charges) - **Refer Note-2**

iii. Amount withdrawn during the year for this project is **Rs.** 91,48,762 (excluding Rs 62,64,532 consideration received in other projects prior to shifting to the **Project Vista 3C,** barter deals and other charges) and amount withdrawn till date is **Rs.** 1,63,98,831 (excluding Rs. 3,98,86,383 consideration received (net of cancellation/transfer) in prior to RERA registration and **Rs** 82,90,398 consideration received in other projects prior to shifting to the **Project Vista 3C,** barter deals and other charges)- **Refer Note-3 and 4**



mgb&CO LLP
chartered accountants

4. We certify that Luxora Infrastructure Private Limited has utilized the amounts collected for **Project Vista 3C,** only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project based on eligible cost already incurred.

For MGB & Co LLP
Chartered Accountants
Firm Registration Number 101169W/W-100035

mgb&CO CHARTERED ACCOUNTANTS

Sanjay Kothari
Partner
Membership Number: 048215
Mumbai, 22 December 2021
UDIN: 21048215AAAAOZ2767

Notes forming Part of Audit Report Form No. 5

1. In accordance with Explanation/ clarification provided vide circular No- 7/2017 dated 4 July, 2017 issued by MahaRera, Auditor is required to certify utilization of 70% of funds collected from customers in separate account. The financial year starts from 1 April 2018 and hence while calculating the funds realized from customer 70 % of total funds realized during FY 2018-19 is taken into account.

2. In accordance with Explanation/Clarificaion provided vide circular no-.7/2017 dated 4 July, 2017 issued by Maha Rera, Auditor is required to certify utilization of 70% of funds collected from customers in separate account. The collection till date means collection from customers since incepton of the project till 31-03-2019 i.e closure of financial year and hence while calculating the funds realized from customer till date, 70% of total funds realized (including cancelled unit) since inception till 31-03-2019 is taken into account.

3. In accordance with Explanation/Clarificaion provided vide circular no-.7/2017 dated 4 July, 2017 issued by Maha Rera, Auditor is required to certify utilization of 70% of funds collected from customers in separate account. The withdrawals means cost incurred and paid by the Promotor. The financial year starts from 1 April 2018 and hence while calculating the funds withdrawn from seperate account, the withdrawal are arrived at out of 70% of realization of customers during FY 2018-19. Cost incurred and paid may be higher amount but the same has been restricted to 70% of amount realized from the customers.

4. In accordance with Explanation/Clarificaion provided vide circular no-.7/2017 dated 4 July, 2017 issued by Maha Rera, Auditor is required to certify utilization of 70% of funds collected from customers in separate account.The withdrawal till date means cost incurred and paid since inception of the project till 31-03-2019 i.e closure of financial year.Hence while calculating the funds withdrawn from seperate account, the withdrawal are arrived at out of 70% of realization of customers since inception of the project till 31-03-2019. Cost incurred and paid may be higher amount but the same has been restricted to 70% of amount relaized from the customers.

5. Withdrawals in accordance with proportion of % completion of project is taken as notified by MahaRera Authority, in Form 3 Being cost incurred and paid.

mgb&co LLP
CHARTERED ACCOUNTANTS