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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: "Treeline-5"

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	36,730,147	36,730,147
	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	826,166	826,166
	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	37,556,313	37,556,313

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	ii	**Development Cost/ Cost of Construction :**		
	a	i Estimated Cost of Construction as certified by Engineer.	225,060,907	68,059,221
		ii Actual Cost of construction incurred as per the books of accounts as verified by the CA.		68,101,113
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		**68,059,221**
		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 mainten- ance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	44,564,519	40,491,711
	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 ;	76,404,971	55,783,354
		Sub-Total of Development Cost	346,030,397	164,334,286

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	383,586,710	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		201,890,599
4	% completion of Construction Work (as per Project Architect's Certificate)	30.24%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	52.63%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		201,890,599
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		41,773,300
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.		160,117,299

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

S.N. KATDARE & CO. M. No. 35327 MUMBAI CHARTERED ACCOUNTANTS

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

PLACE: MUMBAI
DATE: 27/07/2017

(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)	181,664,478
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)	168,636,191
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2342.231 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	80,806,970
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	249,443,161
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	70%
		IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	

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.

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



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

PLACE: MUMBAI
DATE: 27/07/2017

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 Sq Mtrs (SALES)	Consideration Value as per Letter of Agreement / Letter of Allotment	Received Amount	Balance receivable
1	A/103	126	7,779,825	2,791,892	4,987,933
2	A/104	107	6,102,463	872,910	5,229,553
3	A/201	110	6,439,680	500,000	5,939,680
4	A/202	129	7,477,200	100,000	7,377,200
5	A/204	110	6,052,164	1,265,821	4,786,343
6	A/301	107	6,684,715	1,379,739	5,304,976
7	A/303	126	7,797,590	2,806,605	4,990,985
8	A/304	107	6,119,215	1,261,660	4,857,555
9	A/401	110	6,557,000	3,597,883	2,959,117
10	A/403	129	8,781,780	1,650,000	7,131,780
11	A/404	110	6,052,161	1,265,821	4,786,340
12	B/101	133	7,557,473	2,731,045	4,826,428
13	B/102	133	8,259,480	2,204,000	6,055,480
14	B/104	133	8,241,090	1,351,000	6,890,090
15	B/201	138	8,241,090	3,102,000	5,139,090
16	B/204	138	8,259,480	1,281,582	6,977,898
17	B/301	138	8,241,090	3,101,000	5,140,090
18	B/302	138	8,325,290	500,000	7,825,290
19	B/303	138	5,869,392	1,815,227	4,054,165
20	B/402	133	7,101,430	698,130	6,403,300
21	C/202	110	6,536,000	100,000	6,436,000
22	C/203	110	7,169,160	1,153,470	6,015,690
23	C/204	129	8,078,190	1,287,129	6,791,061
24	C/301	126	6,900,000	150,000	6,750,000
25	C/302	107	7,593,720	908,711	6,685,009
26	C/303	107	6,119,215	570,000	5,549,215
27	C/304	126	7,121,590	504,850	6,616,740
28	C/401	129	7,024,528	2,522,825	4,501,703
29	C/402	110	7,927,480	300,000	7,627,480



(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	104.351	3,600,110
2	A/102	125.880	4,342,860
3	B/103	134.870	4,653,015
4	C/101	125.880	4,342,860
5	C/102	104.351	3,600,110
6	C/103	104.351	3,600,110
7	C/104	125.880	4,342,860
8	A/203	125.490	4,329,405
9	B/202	134.310	4,633,695
10	B/203	134.310	4,633,695
11	C/201	103.949	3,586,241
12	A/302	125.880	4,342,860
13	B/304	134.870	4,653,015
14	A/402	125.490	4,329,405
15	B/401	134.310	4,633,695
16	B/403	134.310	4,633,695
17	B/404	134.310	4,633,695
18	C/403	103.949	3,586,241
19	C/404	125.490	4,329,405

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