FORM-3
[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,
The LUXORA INFRASTRUCTURE PRIVATE LIMITED
Unit No. 150, Avlor Corporate Park, Nirmal Galaxy, LBS Road, Mulund
Mumbai Mumbai City MH 400080 IN

Subject:- Certificate of Financial Progress of Work of Park Mansion 48 having MahaRERA Registration Number P50500004854 being developed by LUXORA INFRASTRUCTURE PRIVATE LIMITED

30-09-2024

Sir,

This certificate is being issued for RERA compliance for the Park Manslon 48 having MahaRERA Registration Number P50500004854 being developed by M/S. LUXORA INFRASTRUCTURE PRIVATE LIMITED and Is based on the records and documents produced before me and explanations provided to me by the management of the company

TABLE A - Estimated Cost of the Project (at the time of Registration of Project)

Sr No	Particulars	Amount
		ESTIMATED Cost (At the time of Registration of Project)
1	I. Land Cost :	
	a. Value of land as ascertained from the Annual Statement of Rates (ASR)	12,77,582
	b. Estimated 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 /UT Administration or any Statutory Authority	
	c. Estimated Acquisition cost of TDR (if any)	
	d. Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges,registration fees etc; and	28,731
	e. Estimated 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) Estimated 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, amonts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire whlch are non refundable and so on.	
	(iii) Estimated 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.	
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitaion component	2,75,868.00
	Sub-Total of LAND COST	**15,82,180.91**

	ii. Development Cost/ Cost of Construction of building :	
	a. Estimated Cost of Construction as certified by Engineer	1,61,99,811.00
	b. Cost incurred on additional items not included in estimaed cost (As per engineer certificate)	-
	(c) Estimated expenditure for development of entire project excluding cost of construction as per (a) or (b) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost of machineries and equipment including its hire and maintenance costs, consumables etc.	23,74,464.68
	d. Estimated Taxes, cess, fees, charges,premiums, interest etc payable to any statutory Authority.	
	e. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	51,66,451
	Sub-Total of Development Cost	**2,37,40,727**
2	**Total Cost of the Project (Estimated)**	2,53,22,908
	[1(I) + 1(II)] of Estimated Column	

TABLE B - Actual Cost of the Project (at the time of Registration of Project)

1	I. Land Cost :	
	a. Value of land as ascertained from the Annual Statement of Rates (ASR)	12,77,582
	b. Incurred Expenditure on Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government /UT Administration or any Statutory Authority	
	c. Incurred Expenditure for Acquisition cost of TDR (if any)	
	d. Amount Paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges,registration fees etc; and	28,731
	e. Land Premium paid for redevelopment of land owned by public authorities.	
	f. Under Rehabilitation scheme:	
	(i) Incurred Expenditure for construction of rehab building. Minimum of (a) or (b) to be considered.	-
	a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	
	b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA	
	(ii) Incurred Expenditure 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, amonts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are non refundable and so on.	
	(iii) Incurred Expenditure toward 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.	
	(iv) Any other cost including interest estimated on the borrowing done specifically for rehabilitaion component	2,75,868
	Sub-Total of LAND COST	**15,82,181**

JAIN NIRMAL KUMAR & ASSOCIATES
M.N. 456309
Mumbai
CHARTERED ACCOUNTANTS

2	**Development Cost/ Cost of Construction :**	
	(I) Expenditure for construction.Minimum of (a) and (b) to be considered	38,06,632
	a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	38,06,632
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	58,32,461
	II) Cost Incurred on additional items not included in estimaed cost (As per engineer certificate)	-
	(Iii) Incurred expenditure for development of entire project excluding cost of construction as per (a) or (b) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost of machineries and equipment including its hire and maintenance costs, consumables etc.All costs incurred to complete the construction of the entire phase of the project registered.	18,98,152
	Iv) Incurred Expenditure towards Taxes, cess, fees, charges,premiums, interest etc payable to any statutory Authority.	
	v). Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction :	59,75,154
	Sub-Total of Development Cost	1,16,79,938
3	**Total Cost of the Project (Actual Incurred as on date of certificate)**	1,32,62,119
	[1(I) + 1(II)] of Actual Column	
4	**Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost (table A).**	52.37%
5	**Amount Which can be withdrawn from the Designated Account**	1,32,62,119
6	**Less: Amount withdrawn till date of this certificate from the Designated account (Refer Note 1 of Table G of this certificate)**	1,62,83,680
7	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	-

JAIN NIRMAL KUMAR & ASSOCIATES
M.N. 456809
Mumbai
CHARTERED ACCOUNTANTS

Table D

(Comparision between balance Cost and Receivables)		
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,20,60,789
2	Balance amount of receivables from sold apartments as per Annexure C to this certificate	-
	(as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	Balance Unsold area (in sq mtrs)	-
	(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 C to this certificate	-
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	-
5	Amount to be deposited in Designated Account – 70% or 100%	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	

TABLE C

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Considration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	48	293.94	2,32,62,400	2,32,62,400	-
		293.94	**2,32,62,400**	**2,32,62,400**	-

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.32760 per sqm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)*
NIL			
	A	-	-

** Area considered for measuring Estimate unit consideration - Carpet Area*1.1*

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.34398 per sqm.**

Sr No	Flat No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate*
NIL			
	B	-	-
	A+B	-	-

** Area considered for measuring Estimate unit consideration - Carpet Area*1.1*
***Rate have been derived using formula - ASR rate as per ready recknor value*1.05 for 5th to 10th floor*

JAIN NIRMAL KUMAR & ASSOCIATES
M.N. 456809
Mumbai
CHARTERED ACCOUNTANTS

TABLE E

Designated Bank Account Details		
		Designated Bank Account Details
Sr No	Particulars	Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that Luxora Infrastructure Private Limited has utilized the required proportion of money, as specified in the act, collected from the allottees for this project only for land and construction of this project.

TABLE F

Means of Finance

Sr no	Particulars	Estimated (at time of registeration) (in Rs.) (Proposed and indicative)	Proposed/Estimated (as on date of certificate) (in Rs)	Actual (As on date of certificate) (in Rs)
1	Own Funds	11,32,747	11,32,747	11,32,747
2	Total Borrowed Funds (secured) - Drawdown availed till date	4,78,327	4,78,327	-
3	Total Borrowed Funds (unsecured) -Drawdown availed till date	4,49,433	4,49,433	4,49,433
4	Customer receipts used for projects	2,32,62,400	2,32,62,400	1,16,79,938
5	Total Funds for Project	2,53,22,908	2,53,22,908	1,32,62,119
6	Total Estimated Cost (As per Table A)	2,53,22,908	2,53,22,908	1,32,62,119

TABLE G

Any Comments/Observations of CA

1	Refer to Table B - Total Amount withdrawn till date of this certificate Rs.1,62,83,680/- (Net of Cancellation/Transfer). It also includes, collection received in the Prior to the Rera registration of the project and collection received from other project prior to shifting to this project

Yours Faithfully
JAIN NIRMAL KUMAR & ASSOCIATES
Chartered Accountants
Firm Registration No. 159189W

CA NIRMAL KUMAR JAIN
M.No. 456809

UDIN: 24456809BKHJXW2742

Date: 13-10-2024

JAIN NIRMAL KUMAR & ASSOCIATES • CHARTERED ACCOUNTANTS • M.N. 456809 Mumbai

Agreed and accepted by :

UJJWAL INFRASTRUCTURE PVT. LTD.

Signature of Promoter(Authorised signatory)
Name:
Date: 13-10-2024