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GST IN / UIN : 27AALPK9130C1ZT

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 3C"

Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred till 30/09/2018
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	32,409,251	32,409,251
	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	728,825	728,825
	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	33,138,076	33,138,076

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

	ii	**Development Cost/ Cost of Construction :**		
	a	i Estimated Cost of Construction as certified by Engineer.	269,663,299	123,202,206
		ii Actual Cost of construction incurred as per the books of accounts as verified by the CA.		99,655,743
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		**99,655,743**
		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.	48,725,879	29,784,689
	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 ;	138,043,160	85,567,404
		Sub-Total of Development Cost	456,432,338	215,007,836

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	489,570,414	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		248,145,913
4	% completion of Construction Work (as per Project Architect's Certificate)	45.69%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	50.69%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		248,145,913
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		78,680,138
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.		169,465,775

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

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

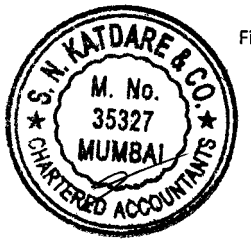
PLACE: MUMBAI
DATE: 12.10.2018

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

(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)	241,424,502
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)	122,494,197
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3081.38 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	110,923,757
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	233,417,954
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.

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



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

PLACE: MUMBAI
DATE: 12.10.2018

Annexure A

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

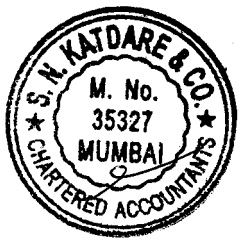
Sold Inventory

Sr.No	Flat No	Carpet area in Sq Mtrs (SALES)	Consideration Value as per Letter of Agreement / Letter of Allotment	Received Amount	Balance receivable
1	A/101	88	5085720	1,366,837	3,718,883
2	A/202	71	4382630	485,013	3,897,617
3	A/303	74	5384500	586,911	4,797,589
4	A/403	71	4775880	185,243	4,590,637
5	A/404	85	5117680	767,775	4,349,905
6	A/501	89	5221000	2,391,520	2,829,480
7	A/502	74	5173960	2,879,309	2,294,651
8	A/503	74	4412880	2,298,766	2,114,114
9	A/504	89	5117680	287,096	4,830,584
10	A/601	88	5600000	1,652,770	3,947,230
11	A/602	74	4477000	2,462,350	2,014,650
12	A/604	88	5727655	3,187,110	2,540,545
13	A/701	88	5273760	2,357,415	2,916,345
14	B/202	56	4138500	376,345	3,762,155
15	B/302	56	3716678	1,305,752	2,410,926
16	B/303	58	3499540	89,186	3,410,354
17	B/304	56	3499540	89,186	3,410,354
18	B/401	56	3720000	704,430	3,015,570
19	B/404	56	3720000	704,430	3,015,570
20	B/501	56	3639040	957,659	2,681,381
21	B/502	56	3716678	743,335	2,973,343
22	B/701	56	3592540	1,864,342	1,728,198
23	C/101	74	4665390	2,430,207	2,235,183
24	C/104	74	4696690	385,487	4,311,203
25	C/201	71	4775880	2,637,184	2,138,696
26	C/301	74	4503630	2,476,993	2,026,637
27	C/302	88	5890560	3,131,604	2,758,956
28	C/303	88	5691760	1,434,858	4,256,902
29	C/304	74	4630680	2,388,196	2,242,484
30	C/402	85	5223760	1,045,083	4,178,677
31	C/404	71	5173960	2,715,288	2,458,672
32	C/502	89	5707760	2,034,816	3,672,944
33	C/504	74	4727480	2,655,539	2,071,941
34	C/601	74	4758930	2,541,266	2,217,664
35	C/602	88	5117254	1,612,777	3,504,477
36	C/603	88	4623760	3,038,034	1,585,726
37	C/604	74	4465380	2,361,147	2,104,233
38	C/701	74	4719000	2,468,449	2,250,551
39	C/703	88	5423760	3,018,470	2,405,290
40	A/302	74	4840000	16,120	4,823,880
			TOTAL		122,494,197

S. R. KATDARE & CO. ★ M. No. 35327 MUMBAI ★ CHARTERED ACCOUNTANTS

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.34500per sm.

Sr No	Flat No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	A/102	74	2,556,529
2	A/103	74	2,556,529
3	B/101	56	2,055,303
4	B/102	56	2,055,303
5	B/103	56	2,055,303
6	B/104	56	2,055,303
7	C/102	88	3,049,835
8	C/103	88	3,049,835
9	A/201	85	3,044,418
10	A/203	71	2,550,309
11	A/204	85	3,044,418
12	B/201	56	2,055,303
13	B/203	56	2,055,303
14	B/204	56	2,055,303
15	C/203	85	3,044,418
16	C/204	71	2,550,309
17	A/301	88	3,033,240
18	A/304	88	3,033,240
19	B/301	56	2,055,303
20	B/402	56	2,055,303
21	B/403	56	2,055,303
22	C/403	85	3,040,830
23	A/104	88	3,051,180
24	A/401	85	2,929,050
25	A/402	71	2,438,529
26	C/202	85	2,932,638
27	C/401	71	2,438,529
	TOTAL		68,896,866



(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.36225 per sm.

Sr No	Flat No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	B/504	56	2,158,068
2	B/601	56	2,158,068
3	B/602	56	2,158,068
4	B/603	56	2,158,068
5	B/604	56	2,158,068
6	A/703	74	2,675,071
7	A/704	88	3,173,853
8	B/703	56	2,158,068
9	B/704	56	2,158,068
10	C/503	89	3,214,099
11	C/704	71	2,561,058
26	A/603	74	2,675,071
27	A/702	74	2,675,071
28	B/503	56	2,037,982
29	B/702	56	2,037,982
28	C/501	74	2,696,372
29	C/702	88	3,173,853
	TOTAL		42,026,891

