

**SHIVNANDAN N. KATDARE**

B.Com., F.C.A.

M. No. 35327

Mobile No.: 98200 02936

Office Mobile : 98694 24400 / 98690 54627

Office Tel. : 2612 1789 / 2611 7392

E-Mail : snkatdare@yahoo.com

Web Site : snkatdareco.lcal.org.in

GST IN / UIN : 27AALPK9130C1ZT

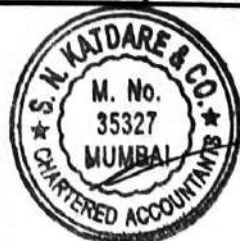
S. N. KATDARE & CO.**CHARTERED ACCOUNTANTS**

Firm Regl. 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 30/06/2020
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		
	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,			
v	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	6,998,112	6,998,112	
Sub-Total of LAND COST			40,136,188	40,136,188

UDIN - 20035327AAAAQU5799



	ii a	Development Cost/ Cost of Construction :		
		i Estimated Cost of Construction as certified by Engineer.	269,663,299	146,412,332
		ii Actual Cost of construction incurred as per the books of accounts as verified by the CA.		123,582,889
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		123,582,889
		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.	42,536,970	39,091,002
	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 ;	82,974,102	105,707,364
Sub-Total of Development Cost			395,174,371	268,381,255

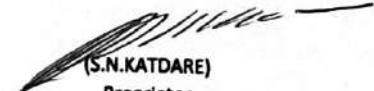
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	435,310,559	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		308,517,443
4	% completion of Construction Work per Project Architect's Certificate)	(as	54.29%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		70.87%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		308,517,443
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		75,895,835
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.		232,621,608

PLACE: MUMBAI
DATE: 05.09.2020

UDIN - 20035327AAAAQU5799



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)	126,793,116
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)	125,668,957
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2273.77 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	79,483,249
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	205,152,206
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	70%

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: 05.09.2020



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

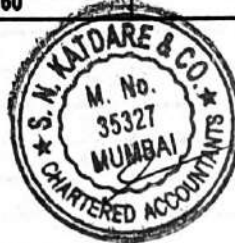

(S.N.KATDARE)
Proprietor
Membership No. 35327

UDIN - 20035327AAAAQU5799

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	87.58	5085720	1,366,837	3,718,883
2	A/202	73.50	4382630	485,013	3,897,617
3	A/303	73.11	5384500	586,911	4,797,589
4	A/403	73.11	4775880	185,242	4,590,638
5	A/404	87.48	5117680	767,775	4,349,905
6	A/501	87.40	5221000	2,675,679	2,545,321
7	A/502	73.12	5173960	3,969,538	1,204,422
8	A/503	73.12	4412880	3,351,225	1,061,655
9	A/504	87.40	5117680	287,096	4,830,584
10	A/601	87.09	5600000	1,652,770	3,947,230
11	A/602	73.12	4477000	3,476,837	1,000,163
12	A/604	87.09	5727655	4,413,282	1,314,373
13	A/701	87.09	5273760	2,397,415	2,876,345
14	B/202	59.08	4138500	376,345	3,762,155
15	B/302	59.08	3716678	1,305,752	2,410,926
16	B/401	59.08	3720000	1,204,430	2,515,570
17	B/404	59.08	3720000	1,290,750	2,429,250
18	B/501	59.08	3639040	957,659	2,681,381
19	B/502	59.08	3716678	743,335	2,973,343
20	B/701	59.08	3592540	1,892,875	1,699,665
21	C/101	73.50	4665390	3,593,385	1,072,005
22	C/201	73.50	4775880	3,721,509	1,054,371
23	C/301	73.11	4503630	3,442,058	1,061,572
24	C/302	87.48	5890560	4,466,326	1,424,234
25	C/303	87.48	5691760	1,434,860	4,256,900
26	C/402	87.48	5223760	1,045,084	4,178,676
27	C/404	73.11	5173960	3,290,949	1,883,011
28	C/502	87.40	5707760	2,034,816	3,672,944
29	C/504	73.12	4727480	3,666,595	1,060,885
30	C/601	73.12	4758930	3,696,671	1,062,259
31	C/602	87.09	5117254	1,612,778	3,504,476
32	C/603	87.09	4623760	3,038,034	1,585,726



33	C/604	73.12	4465380	3,161,147	1,304,233
34	C/701	73.12	4719000	3,617,155	1,101,845
35	C/703	87.09	5423760	4,145,626	1,278,134
36	A/201	87.58	4352370	3,380,857	971,513
37	B/403	59.08	2800230	2,769,177	31,053
38	B/604	59.08	3115500	2,062,046	1,053,454
39	A/103	73.50	4182000	4,090,677	91,323
40	B/503	59.08	3685540	39,611	3,645,929
41	C/501	73.12	4412880	479,546	3,933,334
42	C/702	87.09	5117254	500,000	4,617,254
43	A/603	73.12	4600000	1,097,431	3,502,569
44	B/504	59.08	2790000	1,750,849	1,039,151
45	B/601	59.08	3162000	2,529,599	632,401
46	C/104	73.50	4182000	2,729,500	1,452,500
47	C/204	73.50	3928870	2,556,402	1,372,468
48	C/304	73.11	3872000	1,200,000	2,672,000
49	C/503	87.40	4828000	3,621,000	1,207,000
50	A/302	73.11	3701390	11,168	3,690,222
51	C/403	87.48	4970000	51,000	4,919,000
52	B/303	59.08	2929500	199,999	2,729,501
TOTAL					125,668,957

(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	73.50	2,535,612
2	B/101	59.08	2,038,157
3	B/102	59.08	2,038,157
4	B/103	59.08	2,038,157
5	B/104	59.08	2,038,157
6	C/102	87.58	3,021,579
7	C/103	87.58	3,021,579
8	A/203	73.50	2,535,612
9	A/204	87.58	3,021,579
10	B/201	59.08	2,038,157
11	B/203	59.08	2,038,157
12	B/204	59.08	2,038,157
13	C/203	87.58	3,021,579
14	A/304	87.48	3,018,129
15	B/301	59.08	2,038,157
16	B/304	59.08	2,038,157
17	B/402	59.08	2,038,157
18	A/104	87.58	3,021,579
19	A/401	87.48	3,018,129
20	A/402	73.11	2,522,364
21	C/202	87.58	3,021,579
22	C/401	73.11	2,522,364
23	A/301	87.48	3,018,129
TOTAL			57,681,378.00



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

Sr No	Fiat No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	B/602	59.08	2,140,064
2	B/603	59.08	2,140,064
3	A/703	73.12	2,648,917
4	A/704	87.09	3,154,799
5	B/703	59.08	2,140,064
6	B/704	59.08	2,140,064
7	C/704	73.12	2,648,917
8	B/702	59.08	2,140,064
9	A/702	73.12	2,648,917
TOTAL			21,801,871.35

