



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, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund
Mumbai Mumbai City MH 400080 IN

Subject: Certificate of Financial Progress of Work of VISTA 3C having MahaRERA Registration Number P50500007884 being developed by LUXORA INFRASTRUCTURE PRIVATE LIMITED

31-12-2019

Sir,

This certificate is being issued for RERA compliance for the VISTA 3C having MahaRERA Registration Number P50500007884 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)	3,24,09,251
	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	7,28,825
	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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which 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 rehabilitation component	69,98,112
	Sub-Total of LAND COST	4,01,36,188



	ii. Development Cost/ Cost of Construction of building :	
	a. Estimated Cost of Construction as certified by Engineer	26,96,63,299
	b. Cost incurred on additional items not included in estimated 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.	4,25,36,970
	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 ;	8,29,74,102
	Sub-Total of Development Cost	39,51,74,371
2	Total Cost of the Project (Estimated)	
	[1(i) + 1(ii)] of Estimated Column	43,53,10,559

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

1	i. Land Cost :	Amount
	a. Value of land as ascertained from the Annual Statement of Rates (ASR)	3,24,09,251
	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	7,28,825
	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, amounts 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 rehabilitation component	69,98,112
	Sub-Total of LAND COST	4,01,36,188.00



2	Development Cost/ Cost of Construction :	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	12,37,60,080
	a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	14,64,12,332
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	12,37,60,080
	ii) Cost incurred on additional items not included in estimated 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.	3,92,08,649
	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 ;	9,67,78,350
	Sub-Total of Development Cost	25,97,47,079
3	Total Cost of the Project (Actual incurred as on date of certificate)	29,98,83,267
	[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).	69%
5	Amount Which can be withdrawn from the Designated Account	29,98,83,267
6	Less: Amount withdrawn till date of this certificate from the Designated account	7,36,95,896
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	22,61,87,371



Table D

(Comparison between balance Cost and Receivables)		
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	13,54,27,292
2	Balance amount of receivables from sold apartments as per Annexure C to this certificate	5,90,11,034
	(as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	Balance Unsold area (in sq mtrs)	3,895
	(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	13,69,16,220
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	19,59,27,254
5	Amount to be deposited in Designated Account – 70% or 100%	70%
	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 Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	A/103	73.50	41,82,000	41,82,000	-
2	C/101	73.50	46,65,390	36,04,577	10,60,813
3	C/201	73.50	47,75,880	37,38,239	10,37,641
4	C/204	73.50	39,28,870	26,74,268	12,54,602
5	A/201	87.58	43,52,370	33,94,847	9,57,523
6	A/303	73.11	53,84,501	3,28,455	50,56,046
7	B/302	59.08	37,16,678	11,42,219	25,74,459
8	C/301	73.11	45,03,630	34,49,778	10,53,852
9	C/302	87.48	47,34,337	44,71,369	2,62,968
10	C/303	87.48	56,91,760	11,47,304	45,44,456
11	C/404	73.11	51,73,960	32,28,861	19,45,099
12	B/401	59.08	37,20,000	10,40,750	26,79,250
13	B/403	59.08	28,00,230	26,51,479	1,48,751
14	B/404	59.08	37,20,000	10,40,750	26,79,250
15	A/501	87.40	52,21,000	25,50,375	26,70,625
16	A/503	73.12	44,12,880	33,73,840	10,39,040
17	B/502	59.08	37,16,677	5,72,413	31,44,264
18	B/504	59.08	27,90,000	18,34,549	9,55,451
19	C/503	87.40	48,28,000	65,480	47,62,520
20	C/504	73.12	47,27,480	36,74,463	10,53,017
21	C/604	73.12	44,65,380	31,25,424	13,39,956
22	B/601	59.08	31,62,000	23,41,867	8,20,133
23	B/604	59.08	31,15,000	20,36,750	10,78,250
24	A/601	87.09	56,00,000	14,54,802	41,45,198
25	B/701	59.08	28,83,000	18,21,025	10,61,975
26	C/701	73.12	47,19,000	36,22,821	10,96,179
27	C/703	87.09	54,23,760	41,54,962	12,68,798
28	A/202	73.50	43,82,630	2,87,326	40,95,304
29	A/502	73.12	51,73,960	39,76,190	11,97,770
30	A/602	73.12	44,77,000	35,09,061	9,67,939
31	A/701	87.09	52,73,760	22,13,855	30,59,905
		2,256	13,57,21,133	7,67,10,099	5,90,11,034



(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.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
1	A/101	87.58	30,21,579
2	A/102	73.50	25,35,612
3	A/104	87.58	30,21,579
4	A/203	73.50	25,35,612
5	A/204	87.58	30,21,579
6	A/301	87.48	30,18,129
7	A/302	73.11	25,22,364
8	B/303	59.08	20,38,157
9	A/304	87.48	30,18,129
10	A/401	87.48	30,18,129
11	A/402	73.11	25,22,364
12	A/403	73.11	25,22,364
13	A/404	87.48	30,18,129
14	B/101	59.08	20,38,157
15	B/102	59.08	20,38,157
16	B/103	59.08	20,38,157
17	B/104	59.08	20,38,157
18	B/201	59.08	20,38,157
19	B/202	59.08	20,38,157
20	B/203	59.08	20,38,157
21	B/204	59.08	20,38,157
22	B/301	59.08	20,38,157
23	B/304	59.08	20,38,157
24	B/402	59.08	20,38,157
25	C/102	87.58	30,21,579
26	C/103	87.58	30,21,579
27	C/104	73.50	25,35,612
28	C/202	87.58	30,21,579
29	C/203	87.58	30,21,579
30	C/304	73.11	25,22,364
31	C/401	73.11	25,22,364
32	C/402	87.48	30,18,129
33	C/403	87.48	30,18,129
	A	2,432.94	8,39,36,361.00

(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	A/504	87.40	31,65,956
2	A/603	73.12	26,48,917
3	A/604	87.09	31,54,799
4	A/702	73.12	26,48,917
5	A/703	73.12	26,48,917
6	A/704	87.09	31,54,799



7	B/501	59.08	21,40,064
8	B/503	59.08	21,40,064
9	B/602	59.08	21,40,064
10	B/603	59.08	21,40,064
11	B/702	59.08	21,40,064
12	B/703	59.08	21,40,064
13	B/704	59.08	21,40,064
14	C/501	73.12	26,48,917
15	C/502	87.40	31,65,956
16	C/601	73.12	26,48,917
17	C/602	87.09	31,54,799
18	C/603	87.09	31,54,799
19	C/702	87.09	31,54,799
20	C/704	73.12	26,48,917
	B	1,463	5,29,79,859
	A+B	3,895.46	13,69,16,220



TABLE E

Designated Bank Account Details		
Sr No	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	2,83,81,650.00
3	Withdrawals	2,83,80,558.00
4	Closing Balance	1,092.00

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 (name of Promoter) 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 registration) (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	2,87,35,125	2,87,35,125	2,87,35,125
	Total Borrowed Funds (secured)			
2	- Drawdown availed till date	3,05,74,223	4,43,78,471	18,30,36,980
	Total Borrowed Funds (unsecured)			
3	-Drawdown availed till date	1,14,01,063	1,14,01,063	1,14,01,063
4	Customer receipts used for projects	36,46,00,148	36,46,00,148	7,67,10,099
5	Total Funds for Project	43,53,10,559	44,91,14,807	29,98,83,267
6	Total Estimated Cost (As per Table A)	43,53,10,559	44,91,14,807	29,98,83,267

TABLE G
Any Comments/Observations of CA

1	Refer to Table B - Total Amount withdrawn till date of this certificate from the Designated account is Rs.7,36,95,895/- (Net of Cancellation/Transafer). It also includes, collection received in Prior to the Rera registration of the project and collection received from other project prior to shifting to the project Vista 3C.
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Agreed and accepted by :

Signature of Promoter(Authorised signatory)
Name: DEEPAK M. VASANDANI
Date: 15-05-2023

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

NIRMAL KUMAR JAIN
M.No. 456809
UDIN: 23456809BHAKQO5607
Date: 15-05-2023

