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: Certiticate of Financial Progress of Work of Park House Tranquil having MahaRERA Registration Number P50500009028 being developed by LUXORA INFRASTRUCTURE PRIVATE LIMITED

31-03-2025

Sir,

This certificate is being issued for RERA compliance for the Park House Tranquil having MahaRERA Registration Number P50500009028 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)	1,06,12,002
	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	2,38,645
	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 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 rehabilitaion component	22,91,444.00
	Sub-Total of LAND COST	**1,31,42,090.41**

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

Registered Office : C1-104 Harsiddh Park, Pawar Nagar, Thane West, Maharashtra – 400607 India
E-Mail.: Jainnirmalkumarassociates@gmail.com | Mob.: +91 887 955 9630

	II. Development Cost/ Cost of Construction of building :	
	a. Estimated Cost of Construction as certified by Engineer	14,08,72,052.00
	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.	3,06,03,561.00
	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 ;	7,37,14,400
	Sub-Total of Development Cost	**24,51,90,013**
2	**Total Cost of the Project (Estimated)**	25,83,32,103
	[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)	1,06,12,002
	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	2,38,645
	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	22,91,444
	Sub-Total of LAND COST	**1,31,42,090**



2	**Development Cost/ Cost of Construction :**	
	(i) Expenditure for construction.Minimum of (a) and (b) to be considered	8,70,48,869
	a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	8,70,48,869
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	9,03,52,847
	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.	2,83,56,694
	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 ;	7,57,78,455
	Sub-Total of Development Cost	19,11,84,019
3	**Total Cost of the Project (Actual incurred as on date of certificate)**	20,43,26,109
	[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).**	79.09%
5	**Amount Which can be withdrawn from the Designated Account**	20,43,26,109
6	**Less: Amount withdrawn till date of this certificate from the Designated account**	5,82,23,886
7	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	14,61,02,223



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)	5,40,05,994
2	Balance amount of receivables from sold apartments as per Annexure C to this certificate	15,28,885
	(as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	Balance Unsold area (In sq mtrs)	1,282
	(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	4,61,91,487
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	4,77,20,372
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	34	183.06	1,00,00,000	1,00,00,000	-
2	35	183.25	1,00,00,000	84,71,115	15,28,885
3	36	183.25	1,13,00,000	1,13,00,000	-
4	38	183.25	1,23,82,000	1,23,82,000	-
5	39	183.06	1,11,00,000	1,11,00,000	-
6	40,41	365.94	1,57,23,200	1,57,23,200	-
7	42	182.88	75,39,200	75,39,200	-
		1,464.70	**7,80,44,400**	**7,65,15,515**	**15,28,885**



(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)*
1	31	182.88	65,90,176
2	32	183.06	65,96,719
3	37	183.06	65,96,719
4	29	183.25	66,03,718
5	30	183.06	65,96,719
6	33	183.25	66,03,718
7	43	183.25	66,03,718
	A	1,281.82	4,61,91,487

** 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	1,281.82	4,61,91,487

** 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		
Sr No	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	2,72,94,839.00
3	Withdrawals	2,72,83,332.39
4	Closing Balance	11,506.61

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 on the basis of information furnished by management that M/s. 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	1,83,85,196	1,83,85,196	1,83,85,196
2	Total Borrowed Funds (secured) - Drawdown availed till date	4,55,85,406	4,55,85,406	10,21,30,815
3	Total Borrowed Funds (unsecured) -Drawdown availed till date	72,94,584	72,94,584	72,94,584
4	Customer receipts used for projects	18,70,66,918	18,70,66,918	7,65,15,515
5	Total Funds for Project	25,83,32,103	25,83,32,103	20,43,26,109
6	Total Estimated Cost (As per Table A)	25,83,32,103	25,83,32,103	20,43,26,109

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. 5,82,23,886/- (Net of Cancellation/Transfer). 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 Park House Tranquil

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

NIRMAL KUMAR JAIN
M.No. 456809
UDIN: 25456809BMOWPP5684
Date: 10-04-2025

Agreed and accepted by :
Esther Abraham
Signature of Authorised signatory
Name:
Date: 10-04-2025

UKORA INFRASTRUCTURE PVT. LTD.

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