

**SHIVNANDAN N. KATDARE**

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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: "TREE LINE 6"				
Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred till 31/10/2017
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	2,96,30,104	2,96,30,104
	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	6,66,327	6,66,327
	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	3,02,96,431	3,02,96,431



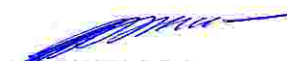
	ii	Development Cost/ Cost of Construction :		
	a	i Estimated Cost of Construction as certified by Engineer.	23,21,84,762	6,38,14,440
		ii Actual Cost of construction incurred as per the books of accounts as verified by the CA.		6,58,83,697
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		6,38,14,440
		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.	4,02,34,048	2,66,01,629
	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 ;	7,92,83,346	5,55,32,739
		Sub-Total of Development Cost	35,17,02,156	14,59,48,808

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	38,19,98,587	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		17,62,45,239
4	% completion of Construction Work (as per Project Architect's Certificate)	27.48%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	46.14%	
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		17,62,45,239
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		4,14,88,821
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.		13,47,56,418

PLACE: MUMBAI
DATE: 02-11-2017



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)	20,57,53,348
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)	5,56,78,015
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4343.39 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	14,98,46,783
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	20,55,24,798
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: 02-11-2017



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


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

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/204	104	7396000	66,13,745	7,82,255
2	A/404	104	8342000	8,34,740	75,07,260
3	B/101	135	9978306	64,98,244	34,80,062
4	B/303	135	7572090	46,33,391	29,38,699
5	B/304	125	8404506	45,97,253	38,07,253
6	B/403	134	6225590	16,90,064	45,35,526
7	B/404	134	10023464	35,08,212	65,15,252
8	C/304	126	10150000	10,04,850	91,45,150
9	C/401	125	7310280	26,71,645	46,38,635
10	C/402	104	7599160	42,16,376	33,82,784
11	C/403	104	7255160	47,08,598	25,46,562
12	C/404	125	6910280	5,11,703	63,98,577
TOTAL					5,56,78,015



(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/101	104	36,00,110
2	A/102	126	43,42,860
3	A/103	126	43,42,860
4	A/104	104	36,00,110
5	B/102	135	46,53,015
6	B/103	135	46,53,015
7	B/104	135	46,53,015
8	C/101	126	43,42,860
9	C/102	104	36,00,110
10	C/103	104	36,00,110
11	C/104	104	36,00,110
12	C/202	104	35,86,241
13	A/201	104	35,86,241
14	A/202	125	43,29,405
15	A/203	125	43,29,405
16	B/201	134	46,33,695
17	B/202	134	46,33,695
18	B/203	134	46,33,695
19	B/204	134	46,33,695
20	C/201	125	43,29,405
21	C/203	104	35,86,241
22	C/204	125	43,29,405
23	A/301	104	36,00,110
24	A/302	126	43,42,860
25	A/303	126	43,42,860
26	A/304	104	36,00,110
27	B/301	135	46,53,015
28	C/301	126	43,42,860
29	C/302	104	36,00,110
30	C/303	104	36,00,110
31	A/401	104	35,86,241
32	A/402	125	43,29,405
33	A/403	125	43,29,405
34	B/401	134	46,33,695
35	B/402	134	46,33,695
36	B/302	135	46,53,015
TOTAL			14,98,46,783

