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 TREELINE 6 having MahaRERA Registration Number P50500011412 being developed by LUXORA INFRASTRUCTURE PRIVATE LIMITED

31-03-2025

Sir,

This certificate is being issued for RERA compliance for the TREELINE 6 having MahaRERA Registration Number P50500011412 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)	2,96,30,104
	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	6,66,327
	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	63,98,012.00
	Sub-Total of LAND COST	**3,66,94,443.15**

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

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	II. Development Cost/ Cost of Construction of building :	
	a. Estimated Cost of Construction as certified by Engineer	23,21,84,762.00
	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.	4,02,34,048.51
	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 ;	7,28,85,334
	Sub-Total of Development Cost	**34,53,04,145**
2	**Total Cost of the Project (Estimated)**	38,19,98,588
	[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)	2,96,30,104
	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	6,66,327
	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	63,98,012
	Sub-Total of LAND COST	**3,66,94,443**



2	**Development Cost/ Cost of Construction :**	
	(i) Expenditure for construction.Minimum of (a) and (b) to be considered	7,25,91,557
	a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	7,25,91,557
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	7,86,55,359
	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.	3,08,09,024
	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 ;	7,28,63,963
	Sub-Total of Development Cost	17,62,64,543
3	**Total Cost of the Project (Actual incurred as on date of certificate)**	21,29,58,986
	[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).**	55.75%
5	**Amount Which can be withdrawn from the Designated Account**	21,29,58,986
6	**Less: Amount withdrawn till date of this certificate from the Designated account**	35,69,011
7	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	20,93,89,975



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)	16,90,39,601
2	Balance amount of receivables from sold apartments as per Annexure C to this certificate	45,35,526
	(as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	Balance Unsold area (in sq mtrs)	5,739
	(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	20,68,08,081
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	21,13,43,607
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	

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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	B/403	134.50	62,25,590	16,90,064	45,35,526
		134.50	**62,25,590**	**16,90,064**	**45,35,526**



(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	A/101	106.93	38,53,366
2	A/102	125.93	45,37,869
3	A/103	125.93	45,37,869
4	A/104	106.93	38,53,366
5	A/201	106.53	38,38,951
6	A/202	125.51	45,22,914
7	A/203	125.51	45,22,914
8	A/204	106.53	38,38,951
9	A/301	106.93	38,53,366
10	A/302	125.93	45,37,869
11	A/303	125.93	45,37,869
12	A/304	106.93	38,53,366
13	A/401	106.53	38,38,951
14	A/402	125.51	45,22,914
15	A/403	125.51	45,22,914
16	A/404	106.53	38,38,951
17	B/101	135.06	48,67,022
18	B/102	135.06	48,67,022
19	B/103	135.06	48,67,022
20	B/104	135.06	48,67,022
21	B/201	134.50	48,46,842
22	B/202	134.50	48,46,842
23	B/203	134.50	48,46,842
24	B/204	134.50	48,46,842
25	B/301	134.50	48,46,842
26	B/302	134.50	48,46,842
27	B/303	134.50	48,46,842
28	B/304	134.50	48,46,842
29	B/401	134.50	48,46,842
30	B/402	134.50	48,46,842
31	B/404	134.50	48,46,842
32	C/101	125.93	45,37,869
33	C/102	106.93	38,53,366
34	C/103	106.93	38,53,366
35	C/104	125.93	45,37,869
36	C/201	125.51	45,22,914
37	C/202	106.53	38,38,951
38	C/203	106.53	38,38,951
39	C/204	125.51	45,22,914
40	C/301	125.93	45,37,869
41	C/302	106.93	38,53,366
42	C/303	106.93	38,53,366
43	C/304	125.93	45,37,869
44	C/401	125.51	45,22,878
45	C/404	125.51	45,22,878
46	C/402	106.53	38,38,951
47	C/403	106.53	38,38,951
	A	**5,738.93**	**20,68,08,081**

** 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 sm.**

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	5,738.93	20,68,08,081

** Area considered for measuring Estimate unit consideration - Carpet Area*1.1*
***Rate have been derived using formula - ASR rate as per ready recknor*



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	35,69,011
3	Withdrawals	35,69,011
4	Closing Balance	-

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 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.

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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	2,62,71,040	2,62,71,040	2,62,71,040
2	Total Borrowed Funds (secured) - Drawdown availed till date	-	-	17,45,74,479
3	Total Borrowed Funds (unsecured) -Drawdown availed till date	1,04,23,403	1,04,23,403	1,04,23,403
4	Customer receipts used for projects	34,53,04,145	34,53,04,145	16,90,064
5	Total Funds for Project	38,19,98,588	38,19,98,588	21,29,58,986
6	Total Estimated Cost (As per Table A)	38,19,98,588	38,19,98,588	21,29,58,986

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. 35,69,011/- (Net of Cancellation/Transfer) and receivable adjusted against barter sales transaction. It also includes, collection received in Prior to the Rera registration of the project and collection received from other project prior to shifting to This project

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

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

UKOORA INFRASTRUCTURE PVT. LTD.

NIRMAL KUMAR JAIN
M.No. 456809
UDIN: 25456809BMOWPM4540
Date: 10-04-2025

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