



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: "WILLOWS "				
Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred till 30/06/2018
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	3,11,73,221	3,11,73,221
	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	7,01,029	7,01,029
	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,			
Sub-Total of LAND COST			3,18,74,250	3,18,74,250

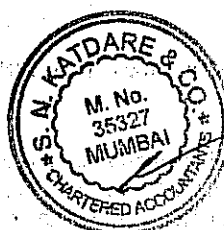


	ii	Development Cost/ Cost of Construction :		
	a	i Estimated Cost of Construction as certified by Engineer.	2,84,70,756	1,80,41,915
		ii Actual Cost of construction incurred as per the books of accounts as verified by the CA.		1,75,38,283
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		1,75,38,283
		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.	86,79,138	99,00,142
	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 ;	1,69,70,630	1,58,12,711
Sub-Total of Development Cost			5,41,20,524	4,32,51,136

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	8,59,94,774	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		7,51,25,386
4	% completion of Construction Work (as per Project Architect's Certificate)	63.37%	
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	87.36%	
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		7,51,25,386
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		1,18,22,576
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.		6,33,02,810

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

PLACE: MUMBAI
DATE: 10.07.2018



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

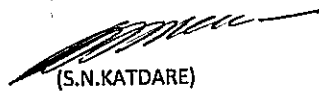
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)			
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred) (calculated as per the Form IV)	1,08,69,388
2		Balance amount of receivables from sold apartments as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	2,77,48,324
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4548.64 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	4,09,37,400
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	6,86,85,724
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: 10.07.2018



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	Plot No	Plot area in Sq Mtrs (SALES)	Consideration Value as per Letter of Agreement / Letter of Allotment	Received Amount	Balance receivable
1	157	158	2206100	4,40,000	17,66,100
2	134	135	2179500	16,53,000	5,26,500
3	121	113	1513750	3,13,750	12,00,000
4	140	150	1939200	10,66,560	8,72,640
5	163	150	2181600	2,18,160	19,63,440
6	145	158	2206100	4,41,523	17,64,577
7	162	113	1513750	1,70,000	13,43,750
8	164	184	2480000	12,40,000	12,40,000
9	122	135	1816250	7,41,780	10,74,470
10	141	113	1513750	3,03,250	12,10,500
11	142	113	1513750	15,13,750	-
12	123	135	1816250	3,63,250	14,53,000
13	154	113	1513750	3,02,750	12,11,000
14	152	150	2100800	2,10,000	18,90,800
15	124	113	1513750	5,13,750	10,00,000
16	125	113	1513750	1,51,375	13,62,375
17	129	146	2116800	1,05,840	20,10,960
18	130	113	1634850	81,743	15,53,107
19	132	113	1513750	1,51,375	13,62,375
20	133	113	1513750	15,13,750	-
21	147	113	1634850	1,63,485	14,71,365
22	148	113	1634850	1,63,485	14,71,365
TOTAL					2,77,48,324



(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial Plots Rs.9000 per sm.

Sr No	Plot no	Plot area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	118	135	12,15,000
2	119	113	10,12,500
3	120	113	10,12,500
4	126	113	10,12,500
5	127	113	10,12,500
6	128	146	13,10,850
7	131	113	10,12,500
8	135	135	12,15,000
9	136	113	10,12,500
10	137	113	10,12,500
11	138	113	10,12,500
12	139	135	12,15,000
13	143	113	10,12,500
14	144	113	10,12,500
15	146	158	14,18,850
16	149	113	10,12,500
17	150	113	10,12,500
18	151	150	13,51,350
19	153	113	10,12,500
20	155	113	10,12,500
21	156	113	10,12,500
22	158	158	14,18,850
23	159	113	10,12,500
24	160	113	10,12,500
25	161	113	10,12,500
26	165	113	10,12,500
27	166	113	10,12,500
28	167	113	10,12,500
29	168	113	10,12,500
30	169	113	10,12,500
31	170	113	10,12,500
32	171	135	12,15,000
33	172	135	12,15,000
34	173	113	10,12,500
35	174	113	10,12,500
36	175	113	10,12,500
37	176	113	10,12,500
38	177	113	10,12,500
		TOTAL	4,09,37,400

