

**SHIVNANDAN N. KATDARE**

B.Com., F.C.A.

M. No. 35327

Mobile No.: 98200 02936

Office Mobile : 98694 24400 / 98690 54627

Office Tel. : 2612 1789 / 2611 7392

E-Mail : snkatdare@yahoo.com /

snkatdareco@gmail.com

Web Site : snkatdareco.ical.org.in

S. N. KATDARE & CO.**CHARTERED ACCOUNTANTS**

Firm Regl. 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: "Springfield"

Sr. No	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	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	115,805,980	115,805,980
b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fringe 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	2,604,808	2,604,808
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	118,410,788	118,410,788



	ii	Development Cost/ Cost of Construction :		
	a	Estimated Cost of Construction as certified by Engineer.	135,671,661	35,840,615
	ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA.		35,844,064
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		35,840,615
	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.	31,812,875	28,905,456
	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 ;	54,519,953	39,821,565
		Sub-Total of Development Cost	222,004,490	104,567,636

2	Total Estimated Cost of the Real Estate Project (1(i) + 1(ii)) of Estimated Column.	340,415,278	
3	Total Cost Incurred of the Real Estate Project 1(ii) of Incurred Column.		222,978,424
4	% completion of Construction Work (as per Project Architect's Certificate)	26.42%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2 %)	65.50%	
6	Amount Which can be withdrawn from the Designated Account: Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		222,978,424
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		0.00
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.		222,978,424

PLACE: MUMBAI
DATE: 01/09/2017



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)	117,436,853
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)	
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	23,226 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	209,033,359
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	209,033,359
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	70%
		IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	

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: 01/09/2017



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 Reserves 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	-	-	-	-	-

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs.9000/- per sqm.

Sr.No	Plot No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	1	504.56	5,41,104
2	2	559.80	5,035,243
3	3	356.70	3,201,500
4	4	461.40	4,152,825
5	5	441.17	3,970,510
6	6	256.75	2,310,750
7	7	647.98	5,831,502
8	8	123.90	1,115,100
9	9	112.50	1,012,500
10	10	112.50	1,012,500
11	11	112.50	1,012,500
12	12	145.66	1,310,650
13	13	145.66	1,310,650
14	14	112.50	1,012,500
15	15	112.50	1,012,500
16	16	112.50	1,012,500
17	17	112.50	1,012,500
18	18	112.50	1,012,500
19	19	135.00	1,215,000
20	20	135.00	1,215,000
21	21	112.50	1,012,500
22	22	112.50	1,012,500
23	23	112.50	1,012,500
24	24	112.50	1,012,500
25	25	135.00	1,215,000
26	26	158.85	1,429,650
27	27	158.85	1,429,650
28	28	135.00	1,215,000
29	29	112.50	1,012,500
30	30	112.50	1,012,500
31	31	112.50	1,012,500
32	32	112.50	1,012,500
33	33	135.00	1,215,000
34	34	135.00	1,215,000
35	35	112.50	1,012,500
36	36	112.50	1,012,500
37	37	112.50	1,012,500
38	38	112.50	1,012,500
39	39	112.50	1,012,500



Sr No	Plot No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (%SH) as per Ready reckoner Rate
40	40	145.85	1,310,850
41	41	145.85	1,310,850
42	42	112.50	1,012,500
43	43	112.50	1,012,500
44	44	112.50	1,012,500
45	45	125.00	1,161,000
46	46	135.15	1,243,350
47	47	112.50	1,012,500
48	48	112.50	1,012,500
49	49	112.50	1,012,500
50	50	145.85	1,310,850
51	51	145.85	1,310,850
52	52	112.50	1,012,500
53	53	112.50	1,012,500
54	54	112.50	1,012,500
55	55	112.50	1,012,500
56	56	112.50	1,012,500
57	57	135.00	1,215,000
58	58	135.00	1,215,000
59	59	112.50	1,012,500
60	60	112.50	1,012,500
61	61	112.50	1,012,500
62	62	112.50	1,012,500
63	63	135.00	1,215,000
64	64	135.85	1,429,650
65	65	135.85	1,429,650
66	66	135.00	1,215,000
67	67	112.50	1,012,500
68	68	112.50	1,012,500
69	69	112.50	1,012,500
70	70	112.50	1,012,500
71	71	135.00	1,215,000
72	72	135.00	1,215,000
73	73	112.50	1,012,500
74	74	112.50	1,012,500
75	75	112.50	1,012,500
76	76	112.50	1,012,500
77	77	112.50	1,012,500
78	78	145.85	1,310,850
79	79	145.85	1,310,850
80	80	112.50	1,012,500
81	81	112.50	1,012,500
82	82	112.50	1,012,500
83	83	141.85	1,294,850
84	84	184.52	1,535,850
85	85	135.00	1,215,000
86	86	135.00	1,215,000
87	87	135.00	1,215,000
88	88	175.85	1,580,850
89	89	175.85	1,580,850
90	90	135.00	1,215,000
91	91	135.00	1,215,000
92	92	135.00	1,215,000
93	93	135.00	1,215,000
94	94	135.00	1,215,000
95	95	162.00	1,455,000
96	96	162.00	1,455,000
97	97	135.00	1,215,000
98	98	135.00	1,215,000
99	99	135.00	1,215,000



Sr No	Plot No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
100	100	135.00	1,275,000
101	101	162.00	1,405,000
102	102	191.49	1,723,470
103	103	258.44	2,325,960
104	104	231.54	2,061,532
105	105	338.03	3,042,225
106	106	315.53	2,838,725
107	107	352.07	3,255,630
108	108	267.60	2,473,400
109	109	303.64	2,733,075
110	110	381.21	3,250,813
111	111	282.50	2,382,500
112	112	374.65	3,373,650
113	113	580.12	5,041,054
114	114	405.15	3,675,350
115	115	112.50	1,012,500
116	116	112.50	1,012,500
117	117	112.50	1,012,500
118	118	112.50	1,012,500
119	119	112.50	1,012,500
120	120	150.00	1,350,000
121	121	150.00	1,350,000
122	122	112.50	1,012,500
123	123	112.50	1,012,500
124	124	112.50	1,012,500
125	125	112.50	1,012,500
126	126	112.50	1,012,500
127	127	175.55	1,578,150
128	128	147.50	1,331,100
129	129	112.50	1,012,500
130	130	112.50	1,012,500
131	131	112.50	1,012,500
132	132	112.50	1,012,500
133	133	112.50	1,012,500
134	134	112.50	1,012,500
135	135	135.00	1,215,000
136	136	135.00	1,215,000
137	137	112.50	1,012,500
138	138	112.50	1,012,500
139	139	112.50	1,012,500
140	140	112.50	1,012,500
141	141	112.50	1,012,500
142	142	112.50	1,012,500
143	143	150.00	1,350,000
	TOTAL		209,033,359

