SHIVNANDAN N. KATDARE
B.Com.,F.C.A.
M. No. 35327
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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: "SPRINGFIELD "(REVISED)

Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred till 31/03/2019
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	118,883,667	118,883,667
	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	2,673,477	2,673,477
	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	121,557,144	121,557,144

S. N. KATDARE & CO. M. No. 35327 MUMBAI CHARTERED ACCOUNTANTS

	ii	**Development Cost/ Cost of Construction :**		
	a	i Estimated Cost of Construction as certified by Engineer.	135,671,667	68,644,075
		ii Actual Cost of construction incurred as per the books of accounts as verified by the CA.		71,290,717
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		**68,644,075**
		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 mainten- ance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	43,582,882	36,762,650
	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 ;	97,032,743	102,409,986
		Sub-Total of Development Cost	276,287,292	207,816,710

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	397,844,436	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		329,373,854
4	% completion of Construction Work (as per Project Architect's Certificate)	50.60%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	82.79%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		329,373,854
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		126,349,330
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.		203,024,524

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

PLACE: MUMBAI
DATE: 08.01.2019

S. N. KATDARE & CO. * M. No. 35327 MUMBAI * 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)	68,470,582
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)	88,517,147
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	11199 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	100,794,649
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	189,311,796
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.

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

PLACE: MUMBAI
DATE: 08.01.2019

S.N. KATDARE & CO. M. No. 35327 MUMBAI CHARTERED ACCOUNTANTS

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

Annexure A

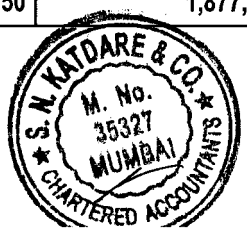
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

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	141	113	1,211,000	1,211,000	-
2	40	146	2,210,880	2,210,800	80
3	124	113	1,445,934	71,000	1,374,934
4	90	135	2,106,850	2,106,850	-
5	114	186	2,893,776	2,693,376	200,400
6	39	113	1,445,934	1,410,320	35,614
7	5	441	4,749,000	-	4,749,000
8	6	257	2,764,000	-	2,764,000
9	7	648	6,975,000	-	6,975,000
10	52	113	1,567,034	165,000	1,402,034
11	106	315	3,745,000	3,620,833	124,167
12	115	113	1,748,684	1,627,584	121,100
13	91	135	1,952,832	195,283	1,757,549
14	126	113	1,688,134	1,567,034	121,100
15	12	146	1,568,000	1,568,000	-
16	51	146	2,028,992	215,000	1,813,992
17	14	113	1,211,000	1,211,000	-
18	81	113	1,627,584	163,485	1,464,099
19	123	113	1,259,440	315,944	943,496
20	130	113	1,259,440	225,944	1,033,496
21	138	113	1,725,675	172,568	1,553,107
22	122	113	2,021,159	151,375	1,869,784
23	136	135	2,098,132	1,952,832	145,300
24	108	298	4,625,132	4,304,832	320,300
25	118	113	1,755,950	1,756,000	-50
26	92	135	1,952,832	195,283	1,757,549
27	120	150	2,695,435	254,363	2,441,072
28	67	113	1,627,584	1,506,484	121,100
29	8	124	1,334,000	1,334,000	-
30	142	113	1,453,200	-	1,453,200
31	97	135	1,453,000	-	1,453,000
32	98	135	1,453,000	-	1,453,000
33	121	150	2,695,435	554,363	2,141,072
34	107	362	3,897,000	300,000	3,597,000
35	87	135	1,976,080	1,976,080	-
36	53	113	1,445,934	1,445,934	-
37	89	176	2,352,404	2,352,404	-
38	104	232	3,972,248	3,723,048	249,200

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39	109	304	5,210,786	4,883,886	326,900
40	127	175	3,007,878	3,007,878	-
41	143	150	2,574,310	1,876,088	698,222
42	62	113	1,029,350	600,000	429,350
43	61	113	1,029,350	600,000	429,350
44	55	113	1,211,000	839,368	371,632
45	56	113	1,211,000	839,368	371,632
46	57	135	1,453,000	839,368	613,632
47	58	135	1,453,000	839,368	613,632
48	59	113	1,211,000	839,368	371,632
49	112	375	4,914,630	100,000	4,814,630
50	13	146	1,568,000	1,568,000	-
51	15	113	1,211,000	1,211,000	-
52	16	113	1,211,000	550,000	661,000
53	17	113	1,211,000	250,000	961,000
54	18	113	1,211,000	250,000	961,000
55	19	135	1,453,000	250,000	1,203,000
56	20	135	1,453,000	250,000	1,203,000
57	21	113	1,211,000	250,000	961,000
58	22	113	1,211,000	250,000	961,000
59	23	113	1,211,000	250,000	961,000
60	93	135	1,544,331	1,544,331	-
61	94	135	1,544,331	1,544,331	-
62	4	461	4,967,000	50,000	4,917,000
63	135	135	1,453,000	50,000	1,403,000
64	65	159	1,523,610	1,523,610	-
65	66	135	1,294,623	1,294,623	-
66	102	191	3,091,500	3,091,500	-
67	41	146	1,568,000	1,568,000	-
68	42	113	1,211,000	1,211,000	-
69	43	113	1,816,500	1,816,500	-
70	44	113	1,816,500	1,816,500	-
71	45	129	1,389,000	1,389,000	-
72	46	138	2,230,500	2,230,500	-
73	48	113	1,780,170	1,780,170	-
74	50	146	2,430,400	2,430,400	-
75	64	159	1,453,500	600,000	853,500
76	68	113	1,029,350	100,000	929,350
77	69	113	1,029,350	100,000	929,350
78	71	135	1,453,000	1,453,000	-
79	76	113	1,634,850	1,634,850	-
80	77	113	1,634,850	1,634,850	-
81	78	146	2,430,400	2,430,400	-
82	86	135	1,598,300	1,598,300	-
83	100	135	1,453,000	1,453,000	-
84	10	113	1,877,050	1,877,050	-
85	110	361	3,888,000	2,000,000	1,888,000
86	11	113	1,877,050	1,877,050	-



87	131	113	1,332,100	1,332,100	-
88	132	113	1,816,500	1,816,500	-
89	133	113	1,816,500	1,816,500	-
90	139	113	1,332,100	1,332,100	-
91	140	113	1,453,200	100,000	1,353,200
92	72	135	2,324,800	2,324,800	-
93	137	113	1,695,400	1,695,400	-
94	73	113	1,211,000	100,000	1,111,000
95	85	135	1,453,000	1,453,000	-
96	9	113	1,211,000	1,211,000	-
97	117	113	1,089,900	-	1,089,900
98	119	113	1,089,900	-	1,089,900
99	125	113	1,089,900	-	1,089,900
100	134	113	1,453,200	1,214,956	238,244
101	95	162	1,744,000	1,636,447	107,553
102	47	113	1,211,000	1,211,000	-
103	49	113	1,211,000	327,000	884,000
104	79	146	2,352,000	50,000	2,302,000
105	129	113	1,211,000	20,000	1,191,000
106	82	113	1,211,000	1,205,470	5,530
107	83	144	1,548,000	610,583	937,417
108	96	162	1,744,000	1,125,504	618,496
109	128	148	2,308,400	2,308,400	-
110	101	162	1,744,000	-	1,744,000
111	54	113	1,089,900	-	1,089,900
112	70	113	1,089,900	-	1,089,900
113	99	135	1,307,700	-	1,307,700
	TOTAL				88,517,147



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

Sr No	Plot no	Plot area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	1	935	8,411,045
2	2	560	5,038,243
3	3	366	3,291,300
4	24	113	1,012,500
5	25	135	1,215,000
6	26	159	1,429,650
7	27	159	1,429,650
8	28	135	1,215,000
9	29	113	1,012,500
10	30	113	1,012,500
11	31	113	1,012,500
12	32	113	1,012,500
13	33	135	1,215,000
14	34	135	1,215,000
15	35	113	1,012,500
16	36	113	1,012,500
17	37	113	1,012,500
18	38	113	1,012,500
19	60	113	1,012,500
20	63	135	1,215,000
21	74	113	1,012,500
22	75	113	1,012,500
23	80	113	1,012,500
24	84	184	1,658,880
25	88	176	1,580,850
26	103	258	2,325,960
27	105	338	3,042,225
28	111	263	2,362,500
29	116	113	1,012,542
30	113	560	5,041,084
31	A - 2.2 (PHASE 2 Amenity)	3,177	28,593,900
32	A - 2.3 (PHASE 2 Amenity)	448	4,033,071
33	A - 2.4 (PHASE 2 Amenity)	1,367	12,306,249
	TOTAL		100,794,649

S. N. KATDARE & CO. M. No. 35327 MUMBAI CHARTERED ACCOUNTANTS