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
Web Site : snkatdareco.icai.org.in
GST IN / UIN : 27AALPK9130C1ZT

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 2"(REVISED)

Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred till 31/12/2018
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	69,253,308	69,253,308
	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	1,557,381	1,557,381
	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	70,810,689	70,810,689

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	ii	**Development Cost/ Cost of Construction :**			
	a	i	Estimated Cost of Construction as certified by Engineer.	63,252,602	52,731,346
		ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA.		39,379,889
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).			**39,379,889**
		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.	22,785,091	26,213,180
	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 ;	45,042,458	40,186,398
			Sub-Total of Development Cost	131,080,151	105,779,467

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	201,890,840	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		176,590,156
4	% completion of Construction Work (as per Project Architect's Certificate)	83.37%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	87.47%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		176,590,156
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		110,770,545
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.		65,819,611

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

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

PLACE: MUMBAI
DATE: 08.01.2019

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

(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)	25,300,684
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)	55,211,545
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4134.61 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	37,211,283
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	92,422,828
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



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

PLACE: MUMBAI
DATE: 08.01.2019

Annexure A

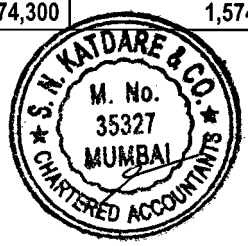
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

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	35	113	1,513,750	1,513,750	-
2	8	113	1,695,400	170,000	1,525,400
3	9	135	2,034,200	211,000	1,823,200
4	42	113	1,513,750	1,513,750	-
5	89	150	1,615,000	200,000	1,415,000
6	90	242	2,605,000	200,000	2,405,000
7	96	113	1,211,000	200,000	1,011,000
8	97	135	1,453,000	200,000	1,253,000
9	116	113	1,211,000	200,000	1,011,000
10	117	135	1,453,000	200,000	1,253,000
11	37	113	1,513,750	1,333,200	180,550
12	41	113	1,513,750	1,513,750	-
13	92	135	1,307,700	1,307,700	-
14	23	135	2,106,850	1,060,685	1,046,165
15	34	113	1,695,400	714,000	981,400
16	31	135	1,816,250	616,250	1,200,000
17	7	113	1,695,400	1,695,400	-
18	29	113	1,513,750	1,513,750	-
19	1	512	7,164,300	100,000	7,064,300
20	36	113	1,513,750	1,350,000	163,750
21	68	135	1,961,550	1,961,550	-
22	115	113	1,574,300	400,000	1,174,300
23	30	135	1,816,250	1,816,250	-
24	59	113	1,089,900	1,089,900	-
25	73	113	1,089,900	1,089,900	-
26	2	135	1,816,250	763,250	1,053,000
27	58	113	1,089,900	1,089,900	-
28	24	135	1,888,900	1,180,000	708,900
29	28	113	1,513,750	1,513,750	-
30	10	135	1,888,900	1,180,000	708,900
31	57	113	1,513,750	1,513,750	-
32	72	113	1,089,900	1,089,900	-
33	15	113	1,513,750	1,513,750	-
34	16	131	1,757,500	1,757,500	-
35	39	135	1,816,250	1,816,250	-
36	71	113	1,089,900	1,089,900	-
37	4	113	1,513,750	1,513,750	-
38	5	113	1,513,750	51,375	1,462,375
39	6	113	1,695,400	1,695,400	-
40	11	113	1,574,300	1,574,300	-
41	12	113	1,574,300	1,574,300	-
42	13	113	1,574,300	1,574,300	-
43	14	113	1,634,850	1,634,850	-

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44	17	131	1,687,200	1,687,200	-
45	21	113	1,375,000	1,375,000	-
46	22	113	1,375,000	1,375,000	-
47	38	113	1,211,000	76,150	1,134,850
48	40	135	1,961,550	196,155	1,765,395
49	44	113	1,816,500	21,000	1,795,500
50	45	113	1,634,850	1,634,850	-
51	46	131	1,898,100	1,898,100	-
52	50	113	1,634,850	1,634,850	-
53	51	113	1,634,850	534,850	1,100,000
54	53	135	2,106,850	2,106,850	-
55	54	135	2,106,850	2,106,850	-
56	55	113	1,550,080	1,550,080	-
57	56	113	1,550,080	1,550,080	-
58	64	113	1,513,750	1,513,750	-
59	65	113	1,513,750	1,513,750	-
60	74	113	1,634,850	163,485	1,471,365
61	88	135	1,961,550	1,961,550	-
62	93	113	1,453,200	1,453,200	-
63	94	113	1,574,300	1,574,300	-
64	95	113	1,695,400	1,695,400	-
65	102	113	1,634,850	163,485	1,471,365
66	103	113	1,634,850	163,485	1,471,365
67	104	146	1,600,000	1,600,000	-
68	105	146	2,014,880	2,014,880	-
69	3	135	1,961,550	1,961,550	-
70	19	113	1,211,000	1,211,000	-
71	27	113	1,634,850	1,634,850	-
72	43	113	1,634,850	300,000	1,334,850
73	47	131	1,265,400	1,265,400	-
74	48	113	1,634,850	1,634,850	-
75	49	113	1,634,850	163,485	1,471,365
76	60	135	2,034,200	2,034,200	-
77	62	150	2,180,250	2,180,250	-
78	76	131	1,406,000	1,406,200	-200
79	77	113	1,634,850	164,000	1,470,850
80	80	113	1,634,850	1,634,850	-
81	101	113	1,634,850	1,634,850	-
82	108	113	1,634,850	1,334,850	300,000
83	112	135	2,106,850	2,106,850	-
84	113	113	1,574,300	1,574,300	-
85	114	113	1,574,300	1,574,300	-



86	178	113	1,634,850	1,634,850	-
87	179	135	1,598,300	1,200,000	398,300
88	183	113	1,634,850	101,000	1,533,850
89	20	113	1,211,000	1,211,000	-
90	25	113	1,634,850	51,000	1,583,850
91	63	135	2,034,200	1,017,100	1,017,100
92	109	113	1,332,100	1,332,100	-
93	83	135	2,179,500	226,100	1,953,400
94	106	113	1,695,400	170,000	1,525,400
95	26	113	1,634,850	51,000	1,583,850
96	180	135	2,106,850	218,000	1,888,850
97	67	113	1,695,400	195,400	1,500,000
98	110	113	1,634,850	1,634,850	-
	TOTAL				55,211,545

(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	18	113	1,012,500
2	32	487	4,382,100
3	33	135	1,214,883
4	52	113	1,012,500
5	61	309	2,778,300
6	66	113	1,012,500
7	69	135	1,215,000
8	70	113	1,012,500
9	75	131	1,175,850
10	78	113	1,012,500
11	79	113	1,012,500
12	81	113	1,012,500
13	82	135	1,215,000
14	84	113	1,012,500
15	85	113	1,012,500
16	86	113	1,012,500
17	87	113	1,012,500
18	91	437	3,928,500
19	98	135	1,215,000
20	99	113	1,012,500
21	100	113	1,012,500
22	107	113	1,012,500
23	111	135	1,215,000
24	181	113	1,012,500
25	182	113	1,012,500
26	184	113	1,012,500
27	185	184	1,659,150
	TOTAL		37,211,283

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