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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: "TREE LINE 5"

Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred till 30/09/2019
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	29,630,104	29,630,104
	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	666,327	666,327
	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,		
		v Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	6,398,012	6,398,012
		Sub-Total of LAND COST	36,694,443	36,694,443

UDIN – 20023527AAAAQF1766

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.	225,060,907	184,409,328
		ii Actual Cost of construction incurred as per the books of accounts as verified by the CA.		200,666,160
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		**184,409,328**
		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.	40,941,656	57,260,074
	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 ;	82,572,871	118,194,234
		Sub-Total of Development Cost	348,575,434	359,863,636

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	385,269,877	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		396,558,079
4	% completion of Construction Work (as per Project Architect's Certificate)	81.94%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	102.93%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		396,558,079
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		102,914,924
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.		293,643,156

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

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

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

PLACE: MUMBAI
DATE: 21.08.2020

UDIN – 20023527AAAAQF1766

(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)	16,643,497
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)	123,299,354
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2100.055 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	72,445,274
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	195,744,628
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: 21.08.2020

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

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

UDIN – 20023527AAAAQF1766

Annexure A

Statement for calculation of Receivables 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	A/103	125	7779825	2,722,856	5,056,969
2	A/104	104	6102463	844,625	5,257,838
3	A/201	104	6439680	500,000	5,939,680
4	A/202	125	7477200	76,895	7,400,305
5	A/204	104	6052164	1,226,727	4,825,437
6	A/303	126	7797590	2,717,445	5,080,145
7	A/401	104	6557000	3,475,829	3,081,171
8	A/404	104	6052161	1,226,728	4,825,433
9	B/101	135	7557473	2,644,603	4,912,870
10	B/102	135	8259480	2,109,603	6,149,877
11	B/201	134	8241090	7,906,445	334,645
12	B/301	135	8241090	7,829,040	412,050
13	B/302	135	8325290	474,275	7,851,015
14	C/203	104	7169160	5,364,516	1,804,644
15	C/304	126	7121590	482,843	6,638,747
16	C/401	125	7024528	2,441,094	4,583,434
17	A/203	125	6834000	482,142	6,351,858
18	C/403	104	6300000	6,085,804	214,196
19	C/103	104	5899000	-	5,899,000
20	C/104	126	6885000	-	6,885,000
21	C/402	104	5656678	4,539,963	1,116,715
22	B/104	135	7412000	7,337,880	74,120
23	B/203	134	6680500	6,617,882	62,618
24	B/404	134	7523464	7,355,368	168,096
25	C/201	126	6834000	6,545,089	288,911
26	C/302	104	8028720	873,874	7,154,846
27	A/102	126	5670000	199,700	5,470,300
28	C/301	126	6293000	5,978,371	314,629
29	A/301	104	5742000	-	5,742,000
30	C/404	126	5628000	-	5,628,000
31	C/101	126	6783750	3,008,945	3,774,805
			TOTAL		123,299,354



(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.34500 per sm.

Sr No	Flat No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	A/101	104	3,600,110
2	C/102	104	3,600,110
3	B/202	134	4,633,695
4	A/302	126	4,342,860
5	B/304	135	4,653,015
6	A/402	125	4,329,405
7	B/403	134	4,633,695
8	B/204	134	4,633,695
9	A/304	104	3,600,110
10	B/402	134	4,633,695
11	C/204	125	4,329,405
12	A/403	125	4,329,405
13	B/303	135	4,653,015
14	B/103	135	4,653,015
15	C/202	104	3,586,241
16	C/303	104	3,600,110
17	B/401	134	4,633,695
	TOTAL		72,445,274

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