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: "PARK HOUSE TRANQUIL CLUSTER 29-43 "

Sr. No		Particulars	Amount (Rs.) Estimated	Incurred till 30/09/2021
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	10,612,002	10,612,002
	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	238,645	238,645
	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.	2,291,444	2,291,444
		Sub-Total of LAND COST	13,142,090	13,142,090

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

	ii	**Development Cost/ Cost of Construction :**			
	a	i	Estimated Cost of Construction as certified by Engineer.	140,872,052	85,448,869
		ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA.		87,483,887
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).			**85,448,869**
		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.	30,603,561	26,903,089
	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 ;	73,714,400	75,581,999
			Sub-Total of Development Cost	245,190,013	187,933,957

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	258,332,104	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		201,076,048
4	% completion of Construction Work (as per Project Architect's Certificate)	60.66%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	77.84%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		201,076,048
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		54,218,875
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.		146,857,173

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

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

PLACE: MUMBAI
DATE: 08-10-21

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)	57,256,056
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)	7,764,830
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1281.82 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	44,222,619
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	51,987,449
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	100%

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: 08-10-21

UDIN - 21035327AAABOJ2285

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	34	183.06	10,000,000	9,382,548	617,452
2	35	183.25	10,000,000	7,971,115	2,028,885
3	36	183.25	11,300,000	9,241,200	2,058,800
4	38	183.25	12,382,000	11,068,214	1,313,786
5	39	183.06	11,100,000	9,354,093	1,745,907
6	40,41	365.94	15,723,200	15,723,200	-
7	42	182.88	7,539,200	7,539,200	-
	TOTAL	1464.70	78,044,400	70,279,570	7,764,830

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential/Commercial premises Rs.34500per sm.

Sr No	Flat No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	31	182.88	6,309,276
2	32	183.06	6,315,540
3	37	183.06	6,315,540
4	29	183.25	6,322,241
5	30	183.06	6,315,540
6	33	183.25	6,322,241
7	43	183.25	6,322,241
	TOTAL	1,281.82	44,222,619

