SHIVNANDAN N. KATDARE
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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: "Meadows"

Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred
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	41,631,742	41,631,742
	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	936,417	936,417
	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	42,568,159	42,568,159

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.	52,609,946	13,060,320
		ii Actual Cost of construction incurred as per the books of accounts as verified by the CA.		13,066,894
		Note:(for adding to total cost of construction Incurred Minimum of (i) or (ii) is to be considered).		**13,060,320**
		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.	11,436,589	10,391,385
	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 ;	19,599,684	14,315,678
		Sub-Total of Development Cost	83,646,219	37,767,383

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	126,214,379	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		80,335,542
4	% completion of Construction Work (as per Project Architect's Certificate)	24.82%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	63.65%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		80,335,542
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		-
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.		80,335,542

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: 01/09/2017

(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)	45,878,837
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)	8467 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	76,199,534
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	76,199,534
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.

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



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

PLACE: MUMBAI
DATE: 01/09/2017

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	-	-	-	-	-

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

Sr No	Flat No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	1	165	1,485,000
2	2	113	1,012,500
3	3	113	1,012,500
4	4	113	1,012,500
5	5	113	1,012,500
6	6	113	1,012,500
7	7	135	1,215,000
8	8	135	1,215,000
9	9	113	1,012,500
10	10	113	1,012,500
11	11	113	1,012,500
12	12	113	1,012,500
13	13	113	1,012,500
14	14	135	1,215,000
15	15	290	2,610,900
16	16	113	1,012,500
17	17	113	1,012,500
18	18	113	1,012,500
19	19	113	1,012,500
20	20	135	1,215,000
21	21	135	1,215,000
22	22	113	1,012,500
23	23	113	1,012,500
24	24	113	1,012,500
25	25	113	1,012,500
26	26	113	1,012,500
27	27	113	1,012,500
28	28	113	1,012,500
29	29	146	1,310,850
30	30	146	1,310,850
31	31	113	1,012,500
32	32	113	1,012,500
33	33	113	1,012,500
34	34	113	1,012,500
35	35	113	1,012,500
36	36	113	1,012,500



Sr No	Flat No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
37	37	113	1,012,500
38	38	135	1,215,000
39	39	135	1,215,000
40	40	113	1,012,500
41	41	113	1,012,500
42	42	113	1,012,500
43	43	96	868,077
44	44	113	1,012,500
45	45	113	1,012,500
46	46	135	1,215,000
47	47	135	1,215,000
48	48	113	1,012,500
49	49	113	1,012,500
50	50	113	1,012,500
51	51	113	1,012,500
52	52	146	1,310,850
53	53	146	1,310,850
54	54	113	1,012,500
55	55	113	1,012,500
56	56	113	1,012,500
57	57	113	1,012,500
58	58	135	1,215,000
59	59	135	1,215,000
60	60	113	1,012,500
61	61	101	912,512
62	62	306	2,758,020
63	63	115	1,030,725
64	64	114	1,027,350
65	65	114	1,023,975
66	66	113	1,020,600
67	67	113	1,017,225
68	68	146	1,311,750
	TOTAL	8467	76,199,534

