

**SHIVNANDAN N. KATDARE**

B.Com., F.C.A.

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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.

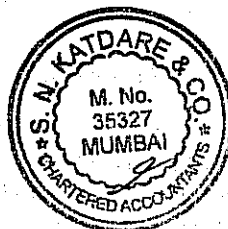
FORM-3 [see Regulation 3] CHARTERED ACCOUNTANT'S CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY) Cost of Real Estate Project of Luxora Infrastructures Pvt. Ltd. Project Name: "MEADOWS "			
Sr. No	Particulars	Amount (Rs.)	
		Estimated	Incurred till 30/06/2018
1	LAND COST		
a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	3,56,69,233	3,56,69,233
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	8,02,136	8,02,136
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	3,64,71,369	3,64,71,369



	ii	Development Cost/ Cost of Construction :			
	a	i	Estimated Cost of Construction as certified by Engineer.	5,26,09,946	3,51,50,612
		ii	Actual Cost of construction Incurred as per the books of accounts as verified by the CA.		3,65,10,468
			Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		3,51,50,612
		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 maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	1,37,59,492	1,54,86,745
	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 ;		3,07,17,756	2,90,23,370
Sub-Total of Development Cost				9,70,87,194	7,96,60,727

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	13,35,58,563	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		11,61,32,096
4	% completion of Construction Work (as per Project Architect's Certificate)	66.81%	
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	86.95%	
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		11,61,32,096
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		5,55,42,814
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.		6,05,89,282

PLACE: MUMBAI
DATE: 10.07.2018



Yours Faithfully,
FOR S.N.KATDARE & CO.
Firm Registration No.112142W
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)	1,74,26,467
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)	3,60,40,172
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2428.42 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	2,18,55,789
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5,78,95,961
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.

PLACE: MUMBAI
DATE: 10.07.2018



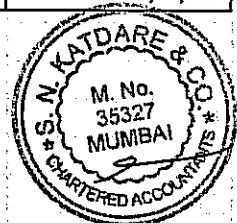
Yours Faithfully,
FOR S.N.KATDARE & CO.
Firm Registration No.112142W
Chartered Accountants


(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	27	112.50	16,95,400	6,00,000	10,95,400
2	30	145.67	23,52,000	23,52,000	-
3	52	145.67	23,36,320	18,00,000	5,36,320
1	13	112.50	18,16,500	18,16,500	-
2	33	112.50	18,16,500	18,16,500	-
	68	145.75	23,53,500	4,51,000	19,02,500
3	53	145.67	21,95,200	21,95,200	-
4	12	112.50	18,16,500	18,16,500	-
5	24	112.50	13,74,485	2,50,000	11,24,485
6	50	112.50	18,16,500	18,16,500	-
7	35	112.50	18,16,500	18,16,500	-
8	47	134.99	21,79,500	21,79,500	-
9	2	112.50	18,16,500	18,16,500	-
10	8	134.99	20,34,200	20,34,200	-
11	6	112.50	18,16,500	18,16,350	150
12	20	134.99	20,34,200	2,03,000	18,31,200
13	5	112.50	17,92,280	17,92,280	-
14	34	112.50	18,16,500	18,16,500	-
15	21	134.99	21,06,850	21,06,850	-
16	28	112.50	15,94,887	6,00,000	9,94,887
17	4	112.50	18,16,500	1,81,650	16,34,850
18	48	112.50	18,16,500	3,63,300	14,53,200
19	38	134.99	17,33,429	13,07,700	4,25,729
20	3	112.50	18,77,050	18,77,060	-10
21	46	134.99	21,79,500	21,79,500	-
22	26	112.50	13,74,485	2,50,000	11,24,485
23	44	112.50	16,95,400	16,95,400	-
24	1	164.99	27,08,400	27,08,400	-
25	29	145.67	21,95,200	21,95,169	31
26	39	134.99	21,79,500	21,79,500	-
27	16	112.50	18,16,500	18,16,500	-
28	45	112.50	16,95,400	16,95,400	-
29	19	112.50	16,95,400	16,95,400	-
30	17	112.50	18,16,500	2,01,000	16,15,500
31	18	112.50	18,16,500	18,16,500	-
32	9	112.50	18,16,500	51,000	17,65,500
33	14	135.00	21,79,500	3,50,000	18,29,500



34	31	112.50	18,16,500	51,000	17,65,500
35	36	112.50	18,16,500	51,000	17,65,500
36	37	112.50	18,16,500	51,000	17,65,500
37	42	112.50	18,16,500	18,16,500	-
38	49	112.50	18,77,050	1,87,700	16,89,350
39	51	112.50	18,16,500	18,16,500	-
40	54	112.50	18,16,500	5,00,000	13,16,500
41	55	112.50	18,16,500	5,00,000	13,16,500
42	58	135.00	22,52,150	1,00,000	21,52,150
43	61	101.39	16,91,050	1,69,105	15,21,945
44	64	114.15	18,43,500	21,000	18,22,500
45	65	113.78	18,37,500	21,000	18,16,500
46	67	113.03	18,25,500	51,000	17,74,500
TOTAL					3,60,40,172

(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	7	135	12,14,883
2	10	113	10,12,542
3	11	113	10,12,542
4	15	290	26,10,900
5	22	113	10,12,500
6	23	113	10,12,500
7	25	113	10,12,500
8	32	113	10,12,500
9	40	113	10,12,500
10	41	113	10,12,500
11	43	96	8,68,077
12	56	113	10,12,500
13	57	113	10,12,500
14	59	135	12,15,000
15	60	113	10,12,500
16	62	306	27,58,020
17	63	115	10,30,725
18	66	113	10,20,600
TOTAL			2,18,55,789

