



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: "SPRINGFIELD "				
Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred till 30/06/2018
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	11,88,83,667	11,88,83,667
	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	26,73,477	26,73,477
	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			12,15,57,144	12,15,57,144



	ii	Development Cost/ Cost of Construction :		
	a	i Estimated Cost of Construction as certified by Engineer.	13,56,71,667	6,86,44,075
		ii Actual Cost of construction incurred as per the books of accounts as verified by the CA.		7,03,00,891
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		6,86,44,075
		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.	4,35,82,882	3,57,52,699
	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 ;	9,70,32,743	8,97,81,508
		Sub-Total of Development Cost	27,62,87,292	19,41,78,282

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	39,78,44,436	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		31,57,35,426
4	% completion of Construction Work (as per Project Architect's Certificate)	50.60%	
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	79.36%	
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		31,57,35,426
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		5,26,91,563
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.		26,30,43,863

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)	8,21,09,010
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)	8,46,02,631
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	17194.25 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	15,47,50,170
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	23,93,52,801
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



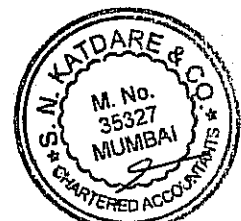
Yours Faithfully,
FOR S.N.KATDARE & CO.
Firm Registration No.112142W
Chartered Accountants


(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	141	113	12,11,000	12,11,000	-
2	40	146	22,10,880	22,10,800	80
3	124	113	14,45,934	71,000	13,74,934
4	90	135	21,06,850	21,06,850	-
5	114	186	28,93,776	27,42,360	1,51,416
6	39	113	15,67,034	14,10,320	1,56,714
7	5	441	47,49,000	-	47,49,000
8	6	257	27,64,000	-	27,64,000
9	7	648	69,75,000	-	69,75,000
10	52	113	16,88,134	1,65,000	15,23,134
11	106	315	37,45,000	36,20,833	1,24,167
12	115	113	17,48,684	16,51,826	96,858
13	91	135	19,52,832	1,95,283	17,57,549
14	126	113	16,88,134	3,40,000	13,48,134
15	12	146	15,68,000	15,68,000	-
16	51	146	21,85,792	2,15,000	19,70,792
17	14	113	12,11,000	12,11,000	-
18	81	113	17,48,684	1,63,485	15,85,199
19	123	113	12,59,440	3,15,944	9,43,496
20	130	113	12,59,440	2,25,944	10,33,496
21	138	113	17,25,675	1,72,568	15,53,107
22	122	113	20,21,159	1,51,375	18,69,784
23	136	135	20,98,132	20,65,016	33,116
24	108	298	46,25,132	46,24,405	727
25	118	113	17,55,950	17,56,000	-50
26	92	135	19,52,832	1,95,283	17,57,549
27	120	150	26,95,435	2,54,363	24,41,072
28	67	113	16,27,584	15,66,584	61,000
29	8	124	13,34,000	13,34,000	-
30	142	113	14,53,200	-	14,53,200
31	97	135	14,53,000	-	14,53,000
32	98	135	14,53,000	-	14,53,000
33	121	150	26,95,435	5,54,363	21,41,072
34	107	362	38,97,000	3,00,000	35,97,000
35	87	135	19,76,080	19,76,080	-
36	53	113	14,45,934	1,33,210	13,12,724
37	116	113	12,59,440	1,25,944	11,33,496



38	89	176	25,41,504	4,51,000	20,90,504
39	104	232	39,72,248	39,25,106	47,142
40	109	304	52,10,786	51,53,154	57,632
41	127	175	30,07,878	30,07,878	-
42	143	150	25,74,310	18,40,786	7,33,524
43	62	113	10,29,350	-	10,29,350
44	61	113	10,29,350	-	10,29,350
45	55	113	12,11,000	-	12,11,000
46	56	113	12,11,000	-	12,11,000
47	57	135	14,53,000	-	14,53,000
48	58	135	14,53,000	-	14,53,000
49	59	113	12,11,000	-	12,11,000
50	112	375	49,14,630	-	49,14,630
51	13	146	15,68,000	-	15,68,000
52	15	113	12,11,000	79,000	11,32,000
53	16	113	12,11,000	-	12,11,000
54	17	113	12,11,000	-	12,11,000
55	18	113	12,11,000	-	12,11,000
56	19	135	14,53,000	-	14,53,000
57	20	135	14,53,000	-	14,53,000
58	21	113	12,11,000	-	12,11,000
59	22	113	12,11,000	-	12,11,000
60	23	113	12,11,000	-	12,11,000
61	93	135	15,44,331	15,44,331	-
62	94	135	15,44,331	15,44,331	-
63	4	461	14,53,000	-	14,53,000
64	135	135	13,34,000	-	13,34,000
65	65	159	15,23,610	1,00,000	14,23,610
66	66	135	12,94,623	1,00,000	11,94,623
67	102	191	30,91,500	21,000	30,70,500
TOTAL					8,46,02,631



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

Sr No	Plot no	Plot area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	1	935	84,11,045
2	2	560	50,38,243
3	3	366	32,91,300
5	9	113	10,12,500
6	10	113	10,12,500
7	11	113	10,12,500
18	24	113	10,12,500
19	25	135	12,15,000
20	26	159	14,29,650
21	27	159	14,29,650
22	28	135	12,15,000
23	29	113	10,12,500
24	30	113	10,12,500
25	31	113	10,12,500
26	32	113	10,12,500
27	33	135	12,15,000
28	34	135	12,15,000
29	35	113	10,12,500
30	36	113	10,12,500
31	37	113	10,12,500
32	38	113	10,12,500
33	41	146	13,10,850
34	42	113	10,12,500
35	43	113	10,12,500
36	44	113	10,12,500
37	45	129	11,61,000
38	46	138	12,43,350
39	47	113	10,12,500
40	48	113	10,12,500
41	49	113	10,12,500
42	50	146	13,10,850
43	54	113	10,12,500
49	60	113	10,12,500
52	63	135	12,15,000
53	64	159	14,29,650
56	68	113	10,12,500
57	69	113	10,12,500
58	70	113	10,12,500
59	71	135	12,15,000
60	72	135	12,15,000



61	73	113	10,12,500
62	74	113	10,12,500
63	75	113	10,12,500
64	76	113	10,12,500
65	77	113	10,12,500
66	78	146	13,10,850
67	79	146	13,10,850
68	80	113	10,12,500
69	82	113	10,12,500
70	83	144	12,94,650
71	84	184	16,58,880
72	85	135	12,15,000
73	86	135	12,15,000
74	88	176	15,80,850
77	95	162	14,58,000
78	96	162	14,58,000
79	99	135	12,15,000
80	100	135	12,15,000
81	101	162	14,58,000
83	103	258	23,25,960
84	105	338	30,42,225
85	110	361	32,50,913
86	111	263	23,62,500
87	113	560	50,41,084
88	117	113	10,12,500
89	119	113	10,12,500
90	125	113	10,12,500
91	128	148	13,31,100
92	129	113	10,12,500
93	131	113	10,12,500
94	132	113	10,12,500
95	133	113	10,12,500
96	134	113	10,12,500
97	137	113	10,12,500
98	139	113	10,12,500
99	140	113	10,12,500
100	A - 2.2 (PHASE 2 Amenity)	3,177	2,85,93,900
99	A - 2.3 (PHASE 2 Amenity)	448	40,33,071
100	A - 2.4 (PHASE 2 Amenity)	1,367	1,23,06,249
TOTAL			15,47,50,170

