SHIVNANDAN N. KATDARE
B.Com.,F.C.A.
M. No. 35327
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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: "SPRINGFIELD "(REVISED)

Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred till 31/12/2018
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	118,883,667	118,883,667
	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	2,673,477	2,673,477
	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	121,557,144	121,557,144

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.	135,671,667	68,644,075
		ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA.		70,612,364
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).			**68,644,075**
		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 mainten- ance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	43,582,882	36,274,655
	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 ;	97,032,743	98,280,275
			Sub-Total of Development Cost	276,287,292	203,199,005

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	397,844,436	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		324,756,149
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 %)	81.63%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		324,756,149
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		103,235,657
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.		221,520,493

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



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

PLACE: MUMBAI
DATE: 08.01.2019

(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)	73,088,287
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)	102,572,636
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	11873 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	106,858,624
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	209,431,260
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: 08.01.2019

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

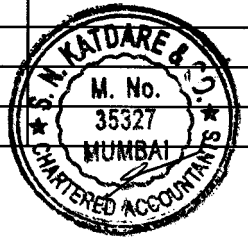
(S.N.KATDARE)
Proprietor
Membership No. 35327

Annexure A

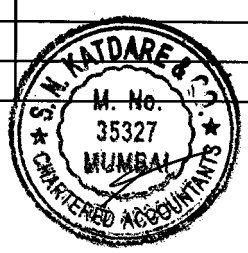
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

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	1,211,000	1,211,000	-
2	40	146	2,210,880	2,210,800	80
3	124	113	1,445,934	71,000	1,374,934
4	90	135	2,106,850	2,106,850	-
5	114	186	2,893,776	2,693,376	200,400
6	39	113	1,445,934	1,410,320	35,614
7	5	441	4,749,000	-	4,749,000
8	6	257	2,764,000	-	2,764,000
9	7	648	6,975,000	-	6,975,000
10	52	113	1,567,034	165,000	1,402,034
11	106	315	3,745,000	3,620,833	124,167
12	115	113	1,748,684	1,627,584	121,100
13	91	135	1,952,832	195,283	1,757,549
14	126	113	1,688,134	388,134	1,300,000
15	12	146	1,568,000	1,568,000	-
16	51	146	2,028,992	215,000	1,813,992
17	14	113	1,211,000	1,211,000	-
18	81	113	1,627,584	163,485	1,464,099
19	123	113	1,259,440	315,944	943,496
20	130	113	1,259,440	225,944	1,033,496
21	138	113	1,725,675	172,568	1,553,107
22	122	113	2,021,159	151,375	1,869,784
23	136	135	2,098,132	1,952,832	145,300
24	108	298	4,625,132	4,304,832	320,300
25	118	113	1,755,950	1,756,000	-50
26	92	135	1,952,832	195,283	1,757,549
27	120	150	2,695,435	254,363	2,441,072
28	67	113	1,627,584	1,506,484	121,100
29	8	124	1,334,000	1,334,000	-
30	142	113	1,453,200	-	1,453,200
31	97	135	1,453,000	-	1,453,000
32	98	135	1,453,000	-	1,453,000
33	121	150	2,695,435	554,363	2,141,072
34	107	362	3,897,000	300,000	3,597,000
35	87	135	1,976,080	1,976,080	-
36	53	113	1,445,934	445,934	1,000,000
37	116	113	1,259,440	125,944	1,133,496
38	89	176	2,352,404	1,701,000	651,404



39	104	232	3,972,248	3,723,048	249,200
40	109	304	5,210,786	4,883,886	326,900
41	127	175	3,007,878	3,007,878	-
42	143	150	2,574,310	1,876,088	698,222
43	62	113	1,029,350	600,000	429,350
44	61	113	1,029,350	600,000	429,350
45	55	113	1,211,000	300,000	911,000
46	56	113	1,211,000	300,000	911,000
47	57	135	1,453,000	300,000	1,153,000
48	58	135	1,453,000	300,000	1,153,000
49	59	113	1,211,000	300,000	911,000
50	112	375	4,914,630	100,000	4,814,630
51	13	146	1,568,000	1,568,000	-
52	15	113	1,211,000	1,211,000	-
53	16	113	1,211,000	550,000	661,000
54	17	113	1,211,000	250,000	961,000
55	18	113	1,211,000	250,000	961,000
56	19	135	1,453,000	250,000	1,203,000
57	20	135	1,453,000	250,000	1,203,000
58	21	113	1,211,000	250,000	961,000
59	22	113	1,211,000	250,000	961,000
60	23	113	1,211,000	250,000	961,000
61	93	135	1,544,331	1,544,331	-
62	94	135	1,544,331	1,544,331	-
63	4	461	4,967,000	50,000	4,917,000
64	135	135	1,453,000	50,000	1,403,000
65	65	159	1,523,610	1,523,610	-
66	66	135	1,294,623	1,294,623	-
67	102	191	3,091,500	3,091,500	-
68	41	146	1,568,000	1,568,000	-
69	42	113	1,211,000	1,211,000	-
70	43	113	1,816,500	312,525	1,503,975
71	44	113	1,816,500	272,000	1,544,500
72	45	129	1,389,000	1,389,000	-
73	46	138	2,230,500	223,050	2,007,450
74	48	113	1,780,170	1,780,170	-
75	50	146	2,430,400	2,430,400	-
76	64	159	1,453,500	600,000	853,500
77	68	113	1,029,350	100,000	929,350
78	69	113	1,029,350	100,000	929,350
79	71	135	1,453,000	983,000	470,000
80	76	113	1,634,850	734,850	900,000
81	77	113	1,634,850	1,634,850	-
82	78	146	2,430,400	2,430,400	-
83	86	135	1,598,300	1,598,300	-
84	100	135	1,453,000	1,453,000	-
85	10	113	1,877,050	1,877,050	-



86	110	361	3,888,000	1,000,000	2,888,000
87	11	113	1,877,050	1,877,050	-
88	131	113	1,332,100	1,332,100	-
89	132	113	1,816,500	1,816,500	-
90	133	113	1,816,500	1,816,500	-
91	139	113	1,332,100	1,332,100	-
92	140	113	1,453,200	100,000	1,353,200
93	72	135	2,324,800	232,480	2,092,320
94	137	113	1,695,400	1,695,400	-
95	73	113	1,211,000	-	1,211,000
96	85	135	1,453,000	1,453,000	-
97	9	113	1,211,000	1,211,000	-
98	113	560	5,426,100	-	5,426,100
99	117	113	1,089,900	-	1,089,900
100	119	113	1,089,900	-	1,089,900
101	125	113	1,089,900	-	1,089,900
102	134	113	1,453,200	1,214,956	238,244
103	95	162	1,744,000	-	1,744,000
104	47	113	1,211,000	538,000	673,000
105	49	113	1,211,000	-	1,211,000
	TOTAL				102,572,636

(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	8,411,045
2	2	560	5,038,243
3	3	366	3,291,300
4	24	113	1,012,500
5	25	135	1,215,000
6	26	159	1,429,650
7	27	159	1,429,650
8	28	135	1,215,000
9	29	113	1,012,500
10	30	113	1,012,500
11	31	113	1,012,500
12	32	113	1,012,500
13	33	135	1,215,000
14	34	135	1,215,000

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15	35	113	1,012,500
16	36	113	1,012,500
17	37	113	1,012,500
18	38	113	1,012,500
19	54	113	1,012,500
20	60	113	1,012,500
21	63	135	1,215,000
22	70	113	1,012,500
23	74	113	1,012,500
24	75	113	1,012,500
25	79	146	1,310,850
26	80	113	1,012,500
27	82	113	1,012,500
28	83	144	1,294,650
29	84	184	1,658,880
30	88	176	1,580,850
31	96	162	1,458,000
32	99	135	1,215,000
33	101	162	1,458,000
34	103	258	2,325,960
35	105	338	3,042,225
36	111	263	2,362,500
37	128	148	1,331,100
38	129	113	1,012,500
39	A - 2.2 (PHASE 2 Amenity)	3,177	28,593,900
40	A - 2.3 (PHASE 2 Amenity)	448	4,033,071
41	A - 2.4 (PHASE 2 Amenity)	1,367	12,306,249
	TOTAL		106,858,624

