

**SHIVNANDAN N. KATDARE**

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S. N. KATDARE & CO.**CHARTERED ACCOUNTANTS**

Firm Regl. 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 30/09/2019
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	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,		
v	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	25,670,485	25,670,485
	Sub-Total of LAND COST	147,227,629	147,227,629



ii	a	Development Cost/ Cost of Construction :		
		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.		71,808,351
		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 maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	43,582,882	37,365,080
	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 ;	71,362,258	87,695,797
		Sub-Total of Development Cost	250,616,807	193,704,952

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.		340,932,581
4	% completion of Construction Work per Project Architect's Certificate)	(as 50.60%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	85.69%	
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		340,932,581
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		161,892,924
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.		179,039,657

PLACE: MUMBAI
DATE: 14.02.2020



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)	56,911,855
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)	72,271,709
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	9226.97 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	83,041,519
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	155,313,228
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: 14.02.2020

UDIN-20035327AAAAGM9451



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	112.50	1,211,000	1,211,000	-
2	40	145.67	2,210,880	2,210,800	80
3	124	112.50	1,445,934	71,000	1,374,934
4	90	134.99	2,106,850	2,106,850	-
5	114	186.18	2,893,776	2,693,376	200,400
6	39	112.50	1,445,934	1,410,320	35,614
7	5	441.19	4,749,000	-	4,749,000
8	6	256.78	2,764,000	-	2,764,000
9	7	647.99	6,975,000	-	6,975,000
10	52	112.50	1,567,034	1,567,034	-
11	106	315.50	3,745,000	3,620,833	124,167
12	115	112.50	1,748,684	1,627,584	121,100
13	91	134.99	1,952,832	1,952,283	549
14	126	112.50	1,688,134	1,567,034	121,100
15	12	145.67	1,568,000	1,568,000	-
16	51	145.67	2,028,992	2,028,992	-
17	14	112.50	1,211,000	1,211,000	-
18	81	112.50	1,627,584	163,485	1,464,099
19	123	112.50	1,259,440	315,944	943,496
20	130	112.50	1,259,440	225,944	1,033,496
21	138	112.50	1,725,675	1,725,675	0
22	122	112.50	2,021,159	2,021,159	-
23	136	134.99	2,098,132	1,952,832	145,300
24	108	297.57	4,625,132	4,304,832	320,300
25	118	112.50	1,755,950	1,755,950	-
26	92	134.99	1,952,832	195,283	1,757,549
27	120	150.04	2,695,435	254,363	2,441,072
28	67	112.50	1,627,584	1,506,484	121,100
29	8	123.93	1,334,000	1,334,000	-
30	142	112.50	1,453,200	-	1,453,200
31	97	134.99	1,453,000	-	1,453,000
32	98	134.99	1,453,000	-	1,453,000
33	121	150.04	2,695,435	2,533,935	161,500
34	107	362.04	3,897,000	300,000	3,597,000
35	87	134.99	1,976,080	1,976,080	-



36	53	112.50	1,445,934	1,445,934	-
37	89	175.68	2,541,504	2,541,504	-
38	104	231.51	3,972,248	3,723,048	249,200
39	109	303.70	5,210,786	4,883,886	326,900
40	127	175.31	3,007,878	3,007,878	-
41	143	150.04	2,574,310	1,876,088	698,222
42	62	112.50	1,029,350	600,000	429,350
43	61	112.50	1,029,350	1,029,350	-
44	55	112.50	1,211,000	839,368	371,632
45	56	112.50	1,211,000	839,368	371,632
46	57	134.99	1,453,000	839,368	613,632
47	58	134.99	1,453,000	839,368	613,632
48	59	112.50	1,211,000	839,368	371,632
49	112	374.86	4,914,630	100,000	4,814,630
50	13	145.67	1,568,000	1,568,000	-
51	15	112.50	1,211,000	1,211,000	-
52	16	112.50	1,211,000	550,000	661,000
53	17	112.50	1,211,000	250,000	961,000
54	18	112.50	1,211,000	250,000	961,000
55	19	134.99	1,453,000	250,000	1,203,000
56	20	134.99	1,453,000	250,000	1,203,000
57	21	112.50	1,211,000	250,000	961,000
58	22	112.50	1,211,000	250,000	961,000
59	23	112.50	1,211,000	250,000	961,000
60	93	134.99	1,544,331	1,544,331	-
61	94	134.99	1,544,331	1,544,331	-
62	4	461.40	4,967,000	50,000	4,917,000
63	135	134.99	1,453,000	50,000	1,403,000
64	65	158.85	1,523,610	1,523,610	-
65	66	135.00	1,294,623	1,294,623	-
66	102	191.49	3,091,500	3,091,500	-
67	41	145.65	1,568,000	1,568,000	-
68	42	112.50	1,211,000	1,211,000	-
69	43	112.50	1,816,500	1,816,500	-
70	44	112.50	1,816,500	1,816,500	-
71	45	129.00	1,389,000	1,389,000	-
72	46	138.15	2,230,500	2,230,500	-
73	48	112.50	1,780,170	1,780,170	-
74	50	145.65	2,430,400	2,430,400	-
75	64	158.85	1,453,500	600,000	853,500
76	68	112.50	1,029,350	670,650	358,700
77	69	112.50	1,029,350	600,000	429,350
78	71	135.00	1,453,000	1,453,000	-
79	76	112.50	1,634,850	1,634,850	-
80	77	112.50	1,634,850	1,634,850	-
81	78	145.65	2,430,400	2,430,400	-
82	66	135.00	1,598,300	1,598,300	-



83	100	135.00	1,453,000	1,453,000	-
84	10	112.50	1,877,050	1,877,050	-
85	110	361.21	3,888,000	2,000,000	1,888,000
86	11	112.50	1,877,050	1,877,050	-
87	131	112.50	1,332,100	1,332,100	-
88	132	112.50	1,816,500	1,816,500	-
89	133	112.50	1,816,500	1,816,500	-
90	139	112.50	1,332,100	1,332,100	-
91	140	112.50	1,453,200	100,000	1,353,200
92	72	135.00	2,324,800	2,324,800	-
93	137	112.50	1,695,400	1,695,400	-
94	73	112.50	1,211,000	958,816	252,184
95	85	135.00	1,453,000	1,453,000	-
96	9	112.50	1,211,000	1,211,000	-
97	117	112.50	1,089,900	1,089,900	-
98	119	112.50	1,089,900	1,089,900	-
99	125	112.50	1,089,900	-	1,089,900
100	134	112.50	1,453,200	1,214,956	238,244
101	95	162.00	1,744,000	1,636,447	107,553
102	47	112.50	1,211,000	1,211,000	-
103	49	112.50	1,211,000	1,211,000	-
104	79	145.65	2,352,000	2,352,000	-
105	129	112.50	1,211,000	500,000	711,000
106	82	112.50	1,211,000	-	1,211,000
107	83	143.85	1,548,000	-	1,548,000
108	96	162.00	1,744,000	1,125,504	618,496
109	128	147.90	2,308,400	2,308,400	-
110	101	162.00	1,744,000	-	1,744,000
111	54	113.00	1,089,900	1,089,900	-
112	70	113.00	1,089,900	1,089,900	-
113	99	135.00	1,307,700	-	1,307,700
114	116	113.00	2,021,159	400,000	1,621,159
115	1	934.56	7,796,500	7,396,501	399,999
116	2	559.80	4,670,150	4,223,448	446,702
117	3	365.70	3,050,400	2,819,896	230,504
TOTAL					72,271,709



(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	24	112.50	1,012,500
2	25	135.00	1,215,000
3	26	158.85	1,429,650
4	27	158.85	1,429,650
5	28	135.00	1,215,000
6	29	112.50	1,012,500
7	30	112.50	1,012,500
8	31	112.50	1,012,500
9	32	112.50	1,012,500
10	33	135.00	1,215,000
11	34	135.00	1,215,000
12	35	112.50	1,012,500
13	36	112.50	1,012,500
14	37	112.50	1,012,500
15	38	112.50	1,012,500
16	60	112.50	1,012,500
17	63	135.00	1,215,000
18	74	112.50	1,012,500
19	75	112.50	1,012,500
20	80	112.50	1,012,500
21	84	184.32	1,658,880
22	88	175.65	1,580,850
23	103	258.44	2,325,960
24	105	338.03	3,042,225
25	111	262.50	2,362,500
26	113	560.12	5,041,084
27	A - 2.2 (PHASE 2 Amenity)	3,177.10	28,593,900
28	A - 2.3 (PHASE 2 Amenity)	448.12	4,033,071
29	A - 2.4 (PHASE 2 Amenity)	1,367.38	12,306,249
	TOTAL		83,041,519

