



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-02"				
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	3,93,31,621	3,93,31,621
	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	8,84,497	8,84,497
	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	4,02,16,118	4,02,16,118



	ii	Development Cost/ Cost of Construction :			
	a	i	Estimated Cost of Construction as certified by Engineer.	3,15,55,594	68,36,133
		ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA.		68,10,067
			Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		68,10,067
		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.	1,79,52,435	1,61,31,840
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	10,04,915	-
	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 ;	-	-
Sub-Total of Development Cost				5,05,12,945	2,29,41,907

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	9,07,29,062	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		6,31,58,025
4	% completion of Construction Work (as per Project Architect's Certificate)	21.66%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	69.61%	
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		6,31,58,025
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.		6,31,58,025

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

PLACE: MUMBAI
DATE: 16-10-2018



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

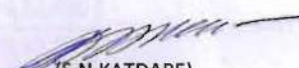
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)			
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	2,75,71,038
2		Balance amount of receivables from sold apartments as per Annexure A to this certificate(as 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)	9335.90 sq.meter
	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	8,40,23,067
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	8,40,23,067
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: 16-10-2018



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	-	0.00	0	-	-

(Unsold Inventory Valuation)**Ready Recknor Rate as on the date of Certificate of the Plots Rs. 9,000/- per Sq. meter.**

Sr No	Plot no.	Plot area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	13	240	21,59,595
2	14	135	12,15,000
3	15	135	12,15,000
4	16	135	12,15,000
5	17	135	12,15,000
6	18	131	11,75,850
7	19	162	14,58,000
8	20	162	14,58,000
9	21	162	14,58,000
10	22	162	14,58,000
11	23	217	19,52,640
12	24	1,594	1,43,45,640
13	25	131	11,75,850
14	26	113	10,12,500
15	27	113	10,12,500
16	28	113	10,12,500
17	29	113	10,12,500
18	30	113	10,12,500
19	31	135	12,15,000
20	32	180	16,20,675
21	33	220	19,78,425
22	34	135	12,15,000
23	35	113	10,12,500
24	36	113	10,12,500
25	37	113	10,12,500
26	38	113	10,12,500
27	39	113	10,12,500
28	40	131	11,75,850
29	41	131	11,75,850
30	42	135	12,15,000
31	47	135	12,15,000



32	48	131	11,75,850
33	43	135	12,15,000
34	44	198	17,85,375
35	45	238	21,43,125
36	46	135	12,15,000
37	78	161	14,45,850
38	79	150	13,50,000
39	80	113	10,12,500
40	81	113	10,12,500
41	82	113	10,12,500
42	83	113	10,12,500
43	84	113	10,12,500
44	85	162	14,58,000
45	86	207	18,63,000
46	87	251	22,61,082
47	88	146	13,18,275
48	89	126	11,36,025
49	90	129	11,58,638
50	91	131	11,75,175
51	92	133	11,93,063
52	93	135	12,12,300
53	94	182	16,38,450
54	95	198	17,78,985
		9,336	8,40,23,067

