



SHIVNANDAN N. KATDARE
B.Com., F.C.A.
M. No. 35327
Mobile No.: 98200 02936
Office Mobile : 98694 24400 / 98690 54627
Office Tel. : 2612 1789 / 2611 7392
E-Mail : snkatdare@yahoo.com
Web Site : snkatdareco.ical.org.in
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-02"				
Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred till 30/09/2021
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	39,331,621	39,331,802
	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	884,501	884,501
	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.	8,492,894	8,492,894	
Sub-Total of LAND COST			48,709,016	48,709,196



	ii	Development Cost/ Cost of Construction :		
	a	i Estimated Cost of Construction as certified by Engineer.	31,555,594	13,121,874
		ii Actual Cost of construction incurred as per the books of accounts as verified by the CA.		10,570,863
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		10,570,863
		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.	11,292,738	9,770,325
	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 ;	19,407,204	15,439,879
		Sub-Total of Development Cost	62,255,536	35,781,066

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	110,964,552	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		84,490,262
4	% completion of Construction Work (as per Project Architect's Certificate)	41.58%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	76.14%	
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		84,490,262
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		22,539,558
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.		61,950,704

PLACE: MUMBAI
DATE: 08-10-21



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)	26,474,290
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)	49,831,190
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3238.08 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	29,142,675
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	78,973,865
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: 08-10-21

UDIN - 21035327AAABOM3426


(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	24	1593.92	16,963,337	16,963,337	-
2	30	112.50	1,998,150	1,998,150	-
3	95	197.70	1,808,800	1,000,000	808,800
4	85	134.99	1,235,050	500,000	735,050
5	86	209.96	1,921,000	500,000	1,421,000
6	87	246.10	2,251,650	1,550,000	701,650
7	78	160.63	1,469,650	800,000	669,650
8	42	134.99	2,191,689	2,191,689	-
9	25	130.65	2,179,300	600,000	1,579,300
10	31	135.00	2,324,800	251,000	2,073,800
11	32	180.08	3,003,900	300,000	2,703,900
12	41	130.65	2,530,800	775,000	1,755,800
13	43	135.00	2,034,200	51,000	1,983,200
14	44	198.38	2,348,500	2,348,500	-
15	45	238.13	4,100,800	820,160	3,280,640
16	93	134.70	1,595,000	1,595,000	-
17	26	112.50	2,058,700	750,000	1,308,700
18	23	216.96	4,203,000	400,000	3,803,000
19	13	239.96	4,391,100	100,000	4,291,100
20	83	112.50	1,695,400	100,000	1,595,400
21	84	112.50	1,695,400	100,000	1,595,400
22	81	112.50	1,695,400	21,000	1,674,400
23	14	135.00	2,470,100	100,000	2,370,100
24	19	162.00	2,441,600	51,000	2,390,600
25	46	135.00	2,179,500	51,000	2,128,500
26	82	112.50	1,453,200	300,000	1,153,200
27	33	219.83	3,785,600	51,000	3,734,600
28	22	162.00	3,313,600	105,000	3,208,600
29	21	162.00	2,964,800	100,000	2,864,800
Total		6068.60	84,304,026	34,472,836	49,831,190

(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	15	135.00	1,215,000
2	16	135.00	1,215,000
3	17	135.00	1,215,000
4	18	130.65	1,175,850
5	20	162.00	1,458,000
6	27	112.50	1,012,500
7	28	112.50	1,012,500
8	29	112.50	1,012,500
9	34	135.00	1,215,000
10	35	112.50	1,012,500
11	36	112.50	1,012,500
12	37	112.50	1,012,500
13	38	112.50	1,012,500
14	39	112.50	1,012,500
15	40	130.65	1,175,850
16	47	135.00	1,215,000
17	48	130.65	1,175,850
18	79	150.00	1,350,000
19	80	112.50	1,012,500
20	88	146.48	1,318,275
21	89	126.23	1,136,025
22	90	128.74	1,158,638
23	91	130.58	1,175,175
24	92	132.56	1,193,063
25	94	182.05	1,638,450
	TOTAL	3,238.08	29,142,675

