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S. N. KATDARE & CO.
CHARTERED ACCOUNTANTS
Firm Regi. No. 112142W

Office: G-9, Bhansali Society, Ground Floor,
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FORM-3
[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,
The LUXORA INFRASTRUCTURE PRIVATE LIMITED
Unit No. 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund
Mumbai Mumbai City MH 400080 IN

Subject: Certificate of Financial Progress of Work of Springfield 2 having MahaRERA Registration Number P50500018825 being developed by LUXORA INFRASTRUCTURE PRIVATE LIMITED

31-12-2021

Sir,

This certificate is being issued for RERA compliance for the Springfield 2 having MahaRERA Registration Number P50500018825 being developed by M/S. LUXORA INFRASTRUCTURE PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the company

TABLE A - Estimated Cost of the Project (at the time of Registration of Project)

Sr No	Particulars	Amount
		ESTIMATED Cost (At the time of Registration of Project)
1	i. Land Cost :	
	a. Value of land as ascertained from the Annual Statement of Rates (ASR)	3,93,31,802
	b. Estimated 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 /UT Administration or any Statutory Authority	
	c. Estimated Acquisition cost of TDR (if any)	
	d. Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	8,84,501
	e. Estimated 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) Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are non refundable and so on.	
	(iii) Estimated 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.	
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	84,92,894.00
	Sub-Total of LAND COST	4,87,09,196.15



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	ii. Development Cost/ Cost of Construction of building :	
	a. Estimated Cost of Construction as certified by Engineer	3,15,55,594.20
	b. Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(c) Estimated expenditure for development of entire project excluding cost of construction as per (a) or (b) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost of machineries and equipment including its hire and maintenance costs, consumables etc.	1,12,92,737.72
	d. Estimated Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	
	e. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	1,94,07,204
	Sub-Total of Development Cost	6,22,55,536
2	Total Cost of the Project (Estimated)	11,09,64,733
	[1(i) + 1(ii)] of Estimated Column	



TABLE B - Actual Cost of the Project (at the time of Registration of Project)

1	i. Land Cost :	
	a. Value of land as ascertained from the Annual Statement of Rates (ASR)	3,93,31,802
	b. Incurred Expenditure on Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government /UT Administration or any Statutory Authority	
	c. Incurred Expenditure for Acquisition cost of TDR (if any)	
	d. Amount Paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	8,84,501
	e. Land Premium paid for redevelopment of land owned by public authorities.	
	f. Under Rehabilitation scheme:	
	(i) Incurred Expenditure for construction of rehab building. Minimum of (a) or (b) to be considered.	
	a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	
	b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA	
	(ii) Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are non refundable and so on.	
	(iii) Incurred Expenditure toward 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.	
	(iv) Any other cost including interest estimated on the borrowing done specifically for rehabilitation component	84,92,894
	Sub-Total of LAND COST	4,87,09,196



2	Development Cost/ Cost of Construction :	
	(i) Expenditure for construction.Minimum of (a) and (b) to be considered	1,05,89,997
	a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	1,31,21,874
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	1,05,89,997
	ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(iii) Incurred expenditure for development of entire project excluding cost of construction as per (a) or (b) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost of machineries and equipment including its hire and maintenance costs, consumables etc.All costs incurred to complete the construction of the entire phase of the project registered.	1,07,28,560
	iv) Incurred Expenditure towards Taxes, cess, fees, charges,premiums, interest etc payable to any statutory Authority.	
	v). Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction :	1,54,39,879
	Sub-Total of Development Cost	3,67,58,436
3	Total Cost of the Project (Actual incurred as on date of certificate)	8,54,67,632
	[1(i) + 1(ii)] of Actual Column	
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (table A).	77.02%
5	Amount Which can be withdrawn from the Designated Account	8,54,67,632
6	Less: Amount withdrawn till date of this certificate from the Designated account	4,54,52,038
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,00,15,594



Table D

(Comparison between balance Cost and Receivables)		
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	2,54,97,100
2	Balance amount of receivables from sold apartments as per Annexure C to this certificate	3,44,82,325
	(as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	Balance Unsold area (in sq mtrs)	2,262
	(to be certified by Management and to be verified by CA from the records and books of accounts)	
	(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 C to this certificate	2,03,55,818
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	5,48,38,143
5	Amount to be deposited in Designated Account – 70% or 100%	70%
	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	



TABLE C

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

Sold Inventory

Sr. No.	Plot No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	18	130.65	23,90,200	4,78,040	19,12,160
2	19	162.00	35,75,200	35,75,200	-
3	20	162.00	33,13,600	15,000	32,98,600
4	21	162.00	29,64,800	1,00,000	28,64,800
5	23	216.96	42,03,000	3,58,310	38,44,690
6	24	1,593.92	1,69,63,337	1,69,63,337	-
7	25	130.65	21,79,300	10,90,000	10,89,300
8	26	112.50	20,58,700	7,50,000	13,08,700
9	27	112.50	12,11,000	12,11,000	-
10	28	112.50	12,11,000	12,11,000	-
11	29	112.50	20,00,000	20,00,000	-
12	30	112.50	19,98,150	19,98,150	-
13	31	135.00	23,24,800	23,24,800	-
14	32	180.08	30,03,900	15,02,000	15,01,900
15	34	135.00	14,53,000	14,53,000	-
16	35	112.50	12,11,000	12,11,000	-
17	36	112.50	12,11,000	12,11,000	-
18	37	112.50	18,16,500	18,16,500	-
19	38	112.50	13,32,100	2,75,000	10,57,100
20	39	112.50	20,00,000	21,001	19,78,999
21	40	130.65	25,30,800	11,000	25,19,800
22	41	130.65	25,30,800	7,75,000	17,55,800
23	42	135.00	21,91,689	21,91,689	-
24	43	135.00	20,34,200	17,92,000	2,42,200
25	44	198.38	23,48,500	23,48,500	-
26	45	238.13	41,00,800	41,00,800	-
27	46	135.00	21,79,500	12,88,054	8,91,446
28	47	135.00	14,53,000	14,53,000	-
29	48	130.65	14,06,000	14,06,000	-
30	80	112.50	20,00,000	20,00,000	-
31	81	112.50	16,95,400	3,41,000	13,54,400
32	82	112.50	14,53,200	14,53,200	-
33	83	112.50	16,95,400	16,95,400	-
34	84	112.50	16,95,400	16,95,400	-
35	85	134.99	12,35,050	10,00,000	2,35,050
36	86	209.96	19,21,000	10,00,000	9,21,000
37	87	246.10	34,43,700	6,88,740	27,54,960
38	89	126.23	25,82,100	5,16,420	20,65,680
39	90	128.74	28,96,740	11,000	28,85,740
40	93	134.70	15,95,000	15,95,000	-
		7,044.92	10,14,08,866	6,69,26,541	3,44,82,325



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

Sr. No.	Plot No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
1	13	239.96	21,59,595
2	14	135.00	12,15,000
3	15	135.00	12,15,000
4	16	135.00	12,15,000
5	17	135.00	12,15,000
6	22	162.00	14,58,000
7	33	219.83	19,78,425
8	78	160.65	14,45,850
9	79	150.00	13,50,000
10	88	146.48	13,18,275
11	91	130.58	11,75,175
12	92	132.56	11,93,063
13	94	182.05	16,38,450
14	95	197.67	17,78,985
	A	2,262	2,03,55,818



(Unsold Inventory Valuation)

**Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.9000 per sqm.**

Sr No	Flat No	Carpet area In Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
NIL			-
	B	-	-
	A+B	2,262	2,03,55,818



TABLE E

Designated Bank Account Details		
Sr No	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	2,70,09,625.00
3	Withdrawals	2,70,09,616.00
4	Closing Balance	9.00

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that M/s. Luxora Infrastructure Private Limited has utilized the required proportion of money, as specified in the act, collected from the allottees for this project only for land and construction of this project.



TABLE F
Means of Finance

Sr no	Particulars	Estimated (at time of registration) (in Rs.) (Proposed and indicative)	Proposed/Estimated (as on date of certificate) (in Rs)	Actual (As on date of certificate) (in Rs)
1	Own Funds	3,48,72,889	3,48,72,889	3,48,72,889
	Total Borrowed Funds (secured)			
2	- Drawdown availed till date	-	-	-
	Total Borrowed Funds (unsecured)			
3	-Drawdown availed till date	1,38,36,307	1,38,36,307	1,38,36,307
4	Customer receipts used for projects	6,22,55,536	6,22,55,536	3,67,58,436
5	Total Funds for Project	11,09,64,733	11,09,64,733	8,54,67,632
6	Total Estimated Cost (As per Table A)	11,09,64,733	11,09,64,733	8,54,67,632

TABLE G
Any Comments/Observations of CA

1	Refer to Table B - Total Amount withdrawn till date of this certificate from the Designated account is Rs.4,54,52,038/- (Net of Cancellation/Transafer) and receivable adjusted against barter Sales Transactions. It also includes, collection received in Prior to the Rera registration of the project and collection received from other project prior to shifting to This project
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Agreed and accepted by :

Signature of Promoter(Authorised signatory)
Name: DEEPAK M. VASANDANI
Date: 15-12-2022



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

S.N. KATDARE
M.No. 35327
UDIN: 23035327BGNOPB6453
Date: 15-12-2022