

**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"(REVISED)				
Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred till 31/03/2020
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	884,497	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	48,709,012	48,709,196

UDIN:- 21035327AAAAGD7880



	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.		8,784,906
		Note:(for adding to total cost of construction Incurred Minimum of (i) or (ii) is to be considered).		8,784,906
		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	9,675,703
	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	33,900,487

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	110,964,548	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		82,609,684
4	% completion of Construction Work per Project Architect's Certificate) (as	41.58%	
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	74.45%	
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost Incurred (Sr. number 2 * Sr. number 5)		82,609,684
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		16,557,223
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.		66,052,461

PLACE: MUMBAI
DATE: 20/04/2020



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)	28,354,864
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)	6,186,150
3	i Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	6515.89 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	58,643,010
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	64,829,160
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: 20/04/2020



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	24	1593.92	16963337	16,963,337	-
2	30	112.50	1998150	1,998,150	-
3	95	197.70	1808800	500,000	1,308,800
4	85	134.99	1235050	500,000	735,050
5	86	209.96	1921000	500,000	1,421,000
6	87	246.10	2251650	500,000	1,751,650
7	78	160.63	1469650	500,000	969,650
8	42	135.00	2191689	2,191,689	-
Total					6,186,150

(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	239.96	2,159,595
2	14	135.00	1,215,000
3	15	135.00	1,215,000
4	16	135.00	1,215,000
5	17	135.00	1,215,000
6	18	130.65	1,175,850
7	19	162.00	1,458,000
8	20	162.00	1,458,000
9	21	162.00	1,458,000
10	22	162.00	1,458,000
11	23	216.96	1,952,640
12	25	130.65	1,175,850
13	26	112.50	1,012,500
14	27	112.50	1,012,500
15	28	112.50	1,012,500
16	29	112.50	1,012,500
17	31	135.00	1,215,000
18	32	180.08	1,620,675
19	33	219.83	1,978,425
20	34	135.00	1,215,000
21	35	112.50	1,012,500



22	36	112.50	1,012,500
23	37	112.50	1,012,500
24	38	112.50	1,012,500
25	39	112.50	1,012,500
26	40	130.65	1,175,850
27	41	130.65	1,175,850
28	47	135.00	1,215,000
29	48	130.65	1,175,850
30	43	135.00	1,215,000
31	44	198.38	1,785,375
32	45	238.13	2,143,125
33	46	135.00	1,215,000
34	79	150.00	1,350,000
35	80	112.50	1,012,500
36	81	112.50	1,012,500
37	82	112.50	1,012,500
38	83	112.50	1,012,500
39	84	112.50	1,012,500
40	88	146.48	1,318,275
41	89	126.23	1,136,025
42	90	128.74	1,158,638
43	91	130.58	1,175,175
44	92	132.56	1,193,063
45	93	134.70	1,212,300
46	94	182.05	1,638,450
	TOTAL	6,515.89	58,643,010

