



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 Aspen having MahaRERA Registration Number P50500026092 being developed by LUXORA INFRASTRUCTURE PRIVATE LIMITED

31-12-2022

Sir,

This certificate is being issued for RERA compliance for the Aspen having MahaRERA Registration Number P50500026092 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)		2,41,16,247
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		5,42,331
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		52,07,408.11
Sub-Total of LAND COST		2,98,65,986.11



	II. Development Cost/ Cost of Construction of building :	
	a. Estimated Cost of Construction as certified by Engineer	13,63,03,177.00
	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.	2,14,52,448.00
	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 ;	1,65,75,496
	Sub-Total of Development Cost	17,43,31,121
2	Total Cost of the Project (Estimated)	20,41,97,107
	[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)	2,41,16,247
	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	5,42,331
	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	52,07,408
	Sub-Total of LAND COST	2,98,65,986



2	Development Cost/ Cost of Construction :	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	7,63,23,627
	a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	7,90,27,803
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	7,63,23,627
	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.	4,09,67,009
	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 :	96,09,623
	Sub-Total of Development Cost	12,69,00,258
3	Total Cost of the Project (Actual incurred as on date of certificate)	15,67,66,244
	[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).	76.77%
5	Amount Which can be withdrawn from the Designated Account	15,67,66,244
6	Less: Amount withdrawn till date of this certificate from the Designated account (Refer Note on observation)	7,73,91,438
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	7,93,74,806



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)	4,74,30,863
2	Balance amount of receivables from sold apartments as per Annexure C to this certificate	7,15,07,198
	(as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	Balance Unsold area (in sq mtrs)	919
	(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	3,17,04,120
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	10,32,11,318
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.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	A/101	45.95	23,00,000	17,25,000	5,75,000
2	A/102	45.95	20,85,650	15,64,242	5,21,408
3	A/103	45.95	23,00,000	17,25,000	5,75,000
4	A/201	45.95	25,00,000	1,51,000	23,49,000
5	A/202	45.95	23,00,000	21,09,450	1,90,550
6	A/203	45.95	25,00,000	1,01,000	23,99,000
7	A/204	45.95	23,00,000	17,25,000	5,75,000
8	A/301	45.95	26,00,000	3,87,400	22,12,600
9	A/302	45.95	25,00,000	20,00,000	5,00,000
10	A/303	45.95	25,00,000	21,09,760	3,90,240
11	A/402	45.95	28,00,000	19,00,000	9,00,000
12	A/403	45.95	21,03,600	15,77,696	5,25,904
13	A/404	45.95	26,00,000	19,50,000	6,50,000
14	A/501	45.95	23,00,000	17,25,004	5,74,997
15	A/502	45.95	21,80,000	1,95,640	19,84,360
16	A/503	45.95	26,00,000	19,50,000	6,50,000
17	A/504	45.95	28,00,000	26,00,000	2,00,000
18	A/601	45.95	24,00,000	20,05,800	3,94,200
19	A/602	45.95	25,00,000	19,16,250	5,83,750
20	A/603	45.95	23,00,000	17,25,100	5,74,900
21	A/604	45.95	28,25,000	1,00,000	27,25,000
22	A/702	45.95	24,00,000	11,000	23,89,000
23	A/703	45.95	22,22,080	20,79,988	1,42,092
24	A/704	45.95	22,75,000	18,89,086	3,85,914
25	A/001	45.95	28,28,000	25,28,000	3,00,000
26	A/002	45.95	27,76,100	16,81,000	10,95,100
27	B/101	45.95	23,50,000	6,95,100	16,54,900
28	B/103	45.95	21,06,300	15,79,725	5,26,575
29	B/104	45.95	25,50,000	20,81,172	4,68,828
30	B/201	45.95	28,52,000	3,50,000	25,02,000
31	B/202	45.95	21,06,300	19,06,505	1,99,795
32	B/203	45.95	21,80,250	16,34,648	5,45,603
33	B/204	45.95	23,00,000	17,47,841	5,52,159
34	B/301	45.95	25,00,000	17,00,000	8,00,000
35	B/302	45.95	20,85,650	16,88,322	3,97,328
36	B/303	45.95	24,00,000	17,78,800	6,21,200
37	B/304	45.95	21,06,300	15,78,661	5,27,639
38	B/402	45.95	23,00,000	19,06,550	19,29,000
39	B/403	45.95	20,85,650	15,64,240	5,21,410
40	B/404	45.95	29,77,000	3,00,000	26,77,000
41	B/501	45.95	22,00,000	20,000	20,41,500
42	B/502	45.95	28,00,000	1,16,000	20,79,000



TABLE C

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
43	B/503	45.95	26,00,000	21,37,400	4,62,600
44	B/601	45.95	25,00,000	21,03,750	3,96,250
45	B/603	45.95	28,75,000	21,000	28,54,000
46	B/604	45.95	22,23,000	1,96,554	20,26,446
47	B/701	45.95	28,00,000	21,01,000	6,99,000
48	B/702	45.95	22,23,000	16,67,245	5,55,755
49	B/703	45.95	28,00,000	23,21,000	4,79,000
50	B/704	45.95	24,50,000	18,33,221	6,16,779
51	B/G02	45.95	20,85,650	15,64,240	5,21,410
52	B/003	45.95	28,00,000	26,00,000	2,00,000
53	C/101	45.95	28,00,000	21,00,000	7,00,000
54	C/102	45.95	23,00,000	17,25,000	5,75,000
55	C/104	45.95	21,47,600	16,10,696	5,36,904
56	C/201	45.95	22,23,000	16,67,245	5,55,755
57	C/202	45.95	29,26,100	40,000	28,86,100
58	C/204	45.95	27,72,000	19,23,587	8,48,413
59	C/301	45.95	20,85,650	15,43,706	5,41,944
60	C/302	45.95	21,80,640	18,22,346	3,58,294
61	C/303	45.95	28,00,000	51,000	27,49,000
62	C/304	45.95	26,00,000	20,59,200	5,40,800
63	C/402	45.95	23,00,000	17,25,000	5,75,000
64	C/403	45.95	28,84,600	51,000	28,33,600
65	C/404	45.95	23,00,000	17,25,000	5,75,000
66	C/501	45.95	23,00,000	19,06,550	3,93,450
67	C/502	45.95	27,50,650	18,51,000	8,99,650
68	C/504	45.95	28,26,100	25,27,500	2,98,600
69	C/601	45.95	22,50,000	17,99,000	4,51,000
70	C/603	45.95	29,00,000	26,10,001	2,89,999
71	C/604	45.95	25,00,000	18,75,000	6,25,000
72	C/704	45.95	25,00,000	21,000	24,79,000
73	C/G01	45.95	22,00,000	16,23,500	5,76,500
		3,354.20	17,95,97,870	10,88,82,722	7,15,07,198



(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.34500 per sqm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
1	A/003	45.95	15,85,206
2	A/104	45.95	15,85,206
3	A/304	45.95	15,85,206
4	A/401	45.95	15,85,206
5	B/001	45.95	15,85,206
6	B/102	45.95	15,85,206
7	B/401	45.95	15,85,206
8	B/504	45.95	15,85,206
9	B/602	45.95	15,85,206
10	C/002	45.95	15,85,206
11	C/003	45.95	15,85,206
12	C/103	45.95	15,85,206
13	C/203	45.95	15,85,206
14	C/401	45.95	15,85,206
15	C/503	45.95	15,85,206
16	C/602	45.95	15,85,206
17	C/701	45.95	15,85,206
18	C/702	45.95	15,85,206
19	C/703	45.95	15,85,206
20	A/701	45.95	15,85,206
	A	919	3,17,04,120



(Unsold Inventory Valuation)

**Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.34500 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	919	3,17,04,120



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	8,01,91,438.53
3	Withdrawals	7,73,91,438.00
4	Closing Balance	28,00,000.53

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 on the basis of information furnished by management that M/s.Luxora Infrastructe 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	2,13,82,271	2,13,82,271	2,13,82,271
	Total Borrowed Funds (secured)			
2	- Drawdown availed till date	-	-	1,80,17,535
	Total Borrowed Funds (unsecured)			
3	-Drawdown availed till date	84,83,715	84,83,715	84,83,715
4	Customer receipts used for projects	17,43,31,120	17,43,31,120	10,88,82,722
5	Total Funds for Project	20,41,97,107	20,41,97,107	15,67,66,244
6	Total Estimated Cost (As per Table A)	20,41,97,107	20,41,97,107	15,67,66,244

TABLE G
Any Comments/Observations of CA

1	Refer to Table E & Table B - Total Amount withdrawn till date of this certificate from the Designated account is Rs 7,73,91,438/-
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Agreed and accepted by :



Signature of Promoter(Authorised signatory)
Name: DEEPAK M. VASANDANI
Date: 15-05-2023

Yours Faithfully
JAIN NIRMAL KUMAR & ASSOCIATES
Chartered Accountants
Firm Registration No. 159189W


NIRMAL KUMAR JAIN
M.No. 456809

UDIN: 23456809BHAKTA8113

Date: 15-05-2023

