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S. N. KATDARE & CO.
CHARTERED ACCOUNTANTS
Firm Regl. 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: "BIRCH"

Sr. No		Particulars	Amount (Rs.)	
			Estimated	Incurred till 30/06/2020
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	24,116,247	24,116,247
	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	542,331	542,331
	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.	5,207,408	5,207,408
		Sub-Total of LAND COST	29,865,986	29,865,986

UDIN – 20035327AAAAMW9949

S. N. KATDARE & CO. ★ CHARTERED ACCOUNTANTS ★ M. No. 35327 MUMBAI

	ii	**Development Cost/ Cost of Construction :**			
	a	i	Estimated Cost of Construction as certified by Engineer.	136,303,177	7,886,878
		ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA.		5,586,731
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).			**5,586,731**
		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 mainten- ance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	21,452,448	6,542,255
	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 ;	17,455,100	12,095,315
			Sub-Total of Development Cost	175,210,726	24,224,301

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	205,076,712	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		54,090,288
4	% completion of Construction Work (as per Project Architect's Certificate)	5.79%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	26.38%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		54,090,288
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.		54,090,288

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



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

PLACE: MUMBAI
DATE: 14.07.2020

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(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)	150,986,424
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)	4273 Sq.Mtrs
	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	147,424,158
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	147,424,158
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	100%

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



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

PLACE: MUMBAI
DATE: 14.07.2020

UDIN – 20035327AAAAMW9949

Annexure A

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

Sold Inventory

Sr.No	Flat No	Carpet area in Sq Mtrs (SALES)	Consideration Value as per Letter of Agreement / Letter of Allotment	Received Amount	Balance receivable
					-
	TOTAL				-

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

Sr No	Flat No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	A-001	45.95	1,585,206
2	A-003	45.95	1,585,206
3	A-004	45.95	1,585,206
4	B-001	45.95	1,585,206
5	B-003	45.95	1,585,206
6	B-004	45.95	1,585,206
7	C-001	45.95	1,585,206
8	C-003	45.95	1,585,206
9	C-004	45.95	1,585,206
10	A-101	45.95	1,585,206
11	A-102	45.95	1,585,206
12	A-103	45.95	1,585,206
13	A-104	45.95	1,585,206
14	B-101	45.95	1,585,206
15	B-102	45.95	1,585,206
16	B-103	45.95	1,585,206
17	B-104	45.95	1,585,206
18	C-101	45.95	1,585,206
19	C-102	45.95	1,585,206
20	C-103	45.95	1,585,206
21	C-104	45.95	1,585,206
22	A-201	45.95	1,585,206
23	A-202	45.95	1,585,206
24	A-203	45.95	1,585,206
25	A-204	45.95	1,585,206
26	B-201	45.95	1,585,206
27	B-202	45.95	1,585,206

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28	B-203	45.95	1,585,206
29	B-204	45.95	1,585,206
30	C-201	45.95	1,585,206
31	C-202	45.95	1,585,206
32	C-203	45.95	1,585,206
33	C-204	45.95	1,585,206
34	A-301	45.95	1,585,206
35	A-302	45.95	1,585,206
36	A-303	45.95	1,585,206
37	A-304	45.95	1,585,206
38	B-301	45.95	1,585,206
39	B-302	45.95	1,585,206
40	B-303	45.95	1,585,206
41	B-304	45.95	1,585,206
42	C-301	45.95	1,585,206
43	C-302	45.95	1,585,206
44	C-303	45.95	1,585,206
45	C-304	45.95	1,585,206
46	A-401	45.95	1,585,206
47	A-402	45.95	1,585,206
48	A-403	45.95	1,585,206
49	A-404	45.95	1,585,206
50	B-401	45.95	1,585,206
51	B-402	45.95	1,585,206
52	B-403	45.95	1,585,206
53	B-404	45.95	1,585,206
54	C-401	45.95	1,585,206
55	C-402	45.95	1,585,206
56	C-403	45.95	1,585,206
57	C-404	45.95	1,585,206
58	A-501	45.95	1,585,206
59	A-502	45.95	1,585,206
60	A-503	45.95	1,585,206
61	A-504	45.95	1,585,206
62	B-501	45.95	1,585,206
63	B-502	45.95	1,585,206
64	B-503	45.95	1,585,206
65	B-504	45.95	1,585,206
66	C-501	45.95	1,585,206
67	C-502	45.95	1,585,206
68	C-503	45.95	1,585,206
69	C-504	45.95	1,585,206
70	A-601	45.95	1,585,206
71	A-602	45.95	1,585,206
72	A-603	45.95	1,585,206
73	A-604	45.95	1,585,206
74	B-601	45.95	1,585,206



75	B-602	45.95	1,585,206
76	B-603	45.95	1,585,206
77	B-604	45.95	1,585,206
78	C-301	45.95	1,585,206
79	C-302	45.95	1,585,206
80	C-303	45.95	1,585,206
81	C-304	45.95	1,585,206
82	A-701	45.95	1,585,206
83	A-702	45.95	1,585,206
84	A-703	45.95	1,585,206
85	A-704	45.95	1,585,206
86	B-701	45.95	1,585,206
87	B-702	45.95	1,585,206
88	B-703	45.95	1,585,206
89	B-704	45.95	1,585,206
90	C-701	45.95	1,585,206
91	C-702	45.95	1,585,206
92	C-703	45.95	1,585,206
93	C-704	45.95	1,585,206
	TOTAL	4,273	147,424,158

