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 **Birch** having MahaRERA Registration Number **P50500026118** being developed by **LUXORA INFRASTRUCTURE PRIVATE LIMITED**

30-06-2025

Sir,

This certificate is being Issued for RERA compliance for the **Birch** having MahaRERA Registration Number **P50500026118** 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, amonts 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 rehabilitaion component	52,07,408
	Sub-Total of LAND COST	**2,98,65,986**

JAIN NIRMAL KUMAR & ASSOCIATES
M.N. 456809
Mumbai
CHARTERED ACCOUNTANTS

Registered Office : C1-104 Harsiddh Park, Pawar Nagar, Thane West, Maharashtra – 400607 India
E-Mail.: Jainnirmalkumarassociates@gmail.com | Mob.: +91 887 955 9630

	Ii. Development Cost/ Cost of Construction of building :	
	a. Estimated Cost of Construction as certified by Engineer	13,63,03,177
	b. Cost incurred on additional items not included in estimaed 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
	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 ;	1,74,55,100
	Sub-Total of Development Cost	**17,52,10,725**
2	**Total Cost of the Project (Estimated)**	20,50,76,711
	[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, amonts 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 rehabilitaion 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	1,74,45,778
	a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	1,85,54,416
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	1,74,45,778
	ii) Cost incurred on additional items not included in estimaed 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.	1,60,18,990
	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 ;	1,78,86,340
	Sub-Total of Development Cost	5,13,51,108
3	**Total Cost of the Project (Actual incurred as on date of certificate)**	8,12,17,094
	[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).**	39.60%
5	**Amount Which can be withdrawn from the Designated Account**	8,12,17,094
6	**Less: Amount withdrawn till date of this certificate from the Designated account**	2,98,95,253
7	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	5,13,21,841



Table D		
(Comparision between balance Cost **and** Receivables)		
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	12,38,59,617
2	Balance amount of receivables from sold apartments as per Annexure C to this certificate	8,47,42,298
	(as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	Balance Unsold area (in sq mtrs)	5,137
	(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	21,27,34,034
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	29,74,76,332
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	49.34	29,00,000	8,82,625	20,17,375
2	A/102	49.22	29,00,000	10,70,000	18,30,000
3	A/104	49.34	29,00,000	5,80,000	23,20,000
4	A/201	49.34	28,00,000	9,60,000	18,40,000
5	A/202	49.22	28,00,000	7,80,000	20,20,000
6	A/203	49.22	34,00,000	13,60,000	20,40,000
7	A/204	49.34	28,00,000	8,80,000	19,20,000
8	A/301	49.34	28,00,000	3,80,000	24,20,000
9	A/302	49.22	28,00,000	5,60,000	22,40,000
10	A/303	49.22	31,60,000	12,64,000	18,96,000
11	A/304	49.34	34,00,000	13,00,001	20,99,999
12	A/401	49.34	18,70,500	6,69,206	12,01,294
13	A/402	49.22	30,00,000	12,00,000	18,00,000
14	A/403	49.22	30,00,000	12,00,000	18,00,000
15	A/502	49.22	33,00,000	13,00,000	20,00,000
16	A/701	49.34	30,75,000	12,30,000	18,45,000
17	A/G01	49.34	34,50,000	13,80,000	20,70,000
18	B/102	49.22	29,00,000	11,60,000	17,40,000
19	B/103	49.22	28,70,000	11,48,000	17,22,000
20	B/201	49.34	34,50,000	13,88,000	20,62,000
21	B/203	49.22	29,00,000	11,60,000	17,40,000
22	B/204	49.34	37,00,000	15,00,000	22,00,000
23	B/301	49.34	30,00,000	3,00,000	27,00,000
24	B/303	49.22	34,00,000	19,00,000	15,00,000
25	B/304	49.34	28,70,000	16,00,000	12,70,000
26	B/403	49.22	31,25,000	12,50,000	18,75,000
27	B/404	49.34	18,70,500	6,69,206	12,01,294
28	B/501	49.34	34,00,000	14,62,500	19,37,500
29	B/504	49.34	29,00,000	7,59,000	21,41,000
30	B/603	49.22	29,00,000	10,15,000	18,85,000
31	B/604	49.34	39,00,000	15,57,000	23,43,000
32	B/703	49.22	18,70,500	6,69,206	12,01,294
33	B/704	49.34	18,70,500	6,69,206	12,01,294
34	C/101	49.34	33,00,000	16,75,000	16,25,000
35	C/102	49.22	18,70,500	1,98,128	16,72,372
36	C/104	49.34	18,70,500	2,96,258	15,74,242
37	C/201	49.34	18,70,500	6,69,206	12,01,294
38	C/202	49.22	18,70,500	1,98,128	16,72,372
39	C/204	49.34	18,70,500	2,96,258	15,74,242
40	C/301	49.34	18,70,500	6,69,206	12,01,294
41	C/302	49.22	18,70,500	1,98,128	16,72,372
42	C/304	49.34	18,70,500	2,96,258	15,74,242
43	C/401	49.34	18,70,500	6,69,205	12,01,295
44	C/402	49.22	18,70,500	1,98,128	16,72,372
45	C/404	49.34	18,70,500	2,96,258	15,74,242
46	C/501	49.34	18,70,500	6,69,205	12,01,295
47	C/502	49.22	18,70,500	1,98,128	16,72,372
48	C/504	49.34	18,70,500	2,96,258	15,74,242
		2,365.71	**12,67,69,000**	**4,20,26,702**	**8,47,42,298**



(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.36040 per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
1	A/G02	49.22	19,51,079.46
2	A/G03	49.34	19,55,876.38
3	B/G01	49.34	19,55,876.38
4	B/G02	49.22	19,51,079.46
5	B/G03	49.34	19,55,876.38
6	C/G01	49.34	19,55,876.38
7	C/G02	49.22	19,51,079.46
8	C/G03	49.34	19,55,876.38
9	B/104	49.34	19,55,876.38
10	A/103	49.22	19,51,079.46
11	B/101	49.34	19,55,876.38
12	B/202	49.22	19,51,079.46
13	B/302	49.22	19,51,079.46
14	C/103	49.22	19,51,079.46
15	C/203	49.22	19,51,079.46
16	C/303	49.22	19,51,079.46
17	A/404	49.34	19,55,876.38
18	A/501	49.34	19,55,876.38
19	B/401	49.34	19,55,876.38
20	B/402	49.22	19,51,079.46
21	C/403	49.22	19,51,079.46
	A	1,034.73	4,10,20,638

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.37842 per sqm.

Sr No.	Flat No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate
1	B/502	49.22	20,48,633.43
2	B/503	49.22	20,48,633.43
3	C/503	49.22	20,48,633.43
4	B/601	49.34	20,53,670.20
5	B/602	49.22	20,48,633.43
6	C/601	49.34	20,53,670.20
7	C/602	49.22	20,48,633.43
8	C/603	49.22	20,48,633.43
9	C/604	49.34	20,53,670.20
10	B/701	49.34	20,53,670.20
11	B/702	49.22	20,48,633.43
12	C/701	49.34	20,53,670.20
13	C/702	49.22	20,48,633.43
14	C/703	49.22	20,48,633.43
15	C/704	49.34	20,53,670.20
16	A/1101	49.34	20,53,670.20
17	A/1102	49.22	20,48,633.43
18	A/1103	49.22	20,48,633.43
19	A/1104	49.34	20,53,670.20
20	A/1201	49.34	20,53,670.20
21	A/1202	49.22	20,48,633.43
22	A/1203	49.22	20,48,633.43
23	A/1204	49.34	20,53,670.20
24	B/1101	49.34	20,53,670.20
25	B/1102	49.22	20,48,633.43
26	B/1103	49.22	20,48,633.43
27	B/1104	49.34	20,53,670.20
28	B/1201	49.34	20,53,670.20
29	B/1202	49.22	20,48,633.43
30	B/1203	49.22	20,48,633.43
31	B/1204	49.34	20,53,670.20
32	B/801	49.34	20,53,670.20
33	B/802	49.22	20,48,633.43
34	B/804	49.34	20,53,670.20
35	B/901	49.34	20,53,670.20
36	B/902	49.22	20,48,633.43
37	B/903	49.22	20,48,633.43
38	B/904	49.34	20,53,670.20
39	C/1001	49.34	20,53,670.20
40	C/1002	49.22	20,48,633.43
41	C/1003	49.22	20,48,633.43
42	C/1004	49.34	20,53,670.20
43	C/1101	49.34	20,53,670.20
44	C/1102	49.22	20,48,633.43
45	C/1103	49.22	20,48,633.43



(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.36040 per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
46	C/1104	49.34	20,53,670.20
47	C/1201	49.34	20,53,670.20
48	C/1202	49.22	20,48,633.43
49	C/1203	49.22	20,48,633.43
50	C/1204	49.34	20,53,670.20
51	C/801	49.34	20,53,670.20
52	C/803	49.22	20,48,633.43
53	C/804	49.34	20,53,670.20
54	C/901	49.34	20,53,670.20
55	C/902	49.22	20,48,633.43
56	C/903	49.22	20,48,633.43
57	C/904	49.34	20,53,670.20
58	B/803	36.89	15,35,590.52
59	C/802	36.89	15,35,590.52
	B	2,882.42	11,99,84,316

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.38562 per sqm.

Sr No.	Flat No	Carpet area in Sq Mtrs (As per RERA)	Unit Consideration rate (ASR) as per Ready reckoner Rate*
1	A/503	49.22	20,87,612
2	A/504	49.34	20,92,744
3	A/601	49.34	20,92,744
4	A/602	49.22	20,87,612
5	A/603	49.22	20,87,612
6	A/604	49.34	20,92,744
7	A/702	49.22	20,87,612
8	A/703	49.22	20,87,612
9	A/704	49.34	20,92,744
10	A/801	49.34	20,92,744
11	A/802	36.89	15,64,807
12	A/803	49.22	20,87,612
13	A/804	49.34	20,92,744
14	A/901	49.34	20,92,744
15	A/902	49.22	20,87,612
16	A/903	49.22	20,87,612
17	A/904	49.34	20,92,744
18	A/1001	49.34	20,92,744
19	A/1002	49.22	20,87,612
20	A/1003	49.22	20,87,612
21	A/1004	49.34	20,92,744
22	B/1001	49.34	20,92,744
23	B/1002	49.22	20,87,612
24	B/1003	49.22	20,87,612
25	B/1004	49.34	20,92,744
	C	1,219.50	5,17,29,079.74
	A+B	5,136.65	21,27,34,033.92



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	2,98,95,262.87
3	Withdrawals	2,98,95,252.97
4	Closing Balance	9.90

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 registeration) (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
2	Total Borrowed Funds (secured) -Drawdown availed till date	-	-	-
3	Total Borrowed Funds (unsecured) -Drawdown availed till date	84,83,715	84,83,715	84,83,715
4	Customer receipts used for projects	17,52,10,724	17,52,10,724	4,20,26,702
5	Total Funds for Project	20,50,76,711	20,50,76,711	7,18,92,689
6	Total Estimated Cost (As per Table A)	20,50,76,711	20,50,76,711	20,50,76,711

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. 2,98,95,253/-

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

NIRMAL KUMAR JAIN
M.No. 456809
UDIN:
Date: 10-07-2025

UDIN:- 25456809BMOWQT6193

LUXORA INFRASTRUCTURE PVT LTD MUMBAI

JAIN NIRMAL KUMAR & ASSOCIATES CHARTERED ACCOUNTANTS M.N. 456809 Mumbai

Agreed and accepted by :
Esther Abraham
Signature of Authorised signatory
Name: ESTHER ABRAHAM
Date: 10-07-2025