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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: "DIAMONDLEAF"

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	15,211,256	15,211,256
	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	342,073	342,073
	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.	3,284,558	3,284,558
		Sub-Total of LAND COST	18,837,888	18,837,888

UDIN - **20035327AAAAPX9290**

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

	ii	**Development Cost/ Cost of Construction :**		
	a	i Estimated Cost of Construction as certified by Engineer.	94,393,781	3,296,370
		ii Actual Cost of construction incurred as per the books of accounts as verified by the CA.		3,499,143
		Note:(for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered).		**3,296,370**
		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.	16,971,444	4,107,869
	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 ;	10,613,831	7,987,301
		Sub-Total of Development Cost	121,979,057	15,391,540

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	140,816,945	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		34,229,428
4	% completion of Construction Work (as per Project Architect's Certificate)	3.49%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	24.31%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		34,229,428
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.		34,229,428

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



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

PLACE: MUMBAI
DATE: 18.08.2020

UDIN - **20035327AAAAPX9290**

		(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)	106,587,516
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)	2704.44 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	93,303,180
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	93,303,180
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

PLACE: MUMBAI
DATE: 18.08.2020

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

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

UDIN - **20035327AAAAPX9290**

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	29.08	1,003,260
2	A-002	29.08	1,003,260
3	A-003	29.08	1,003,260
4	B-001	29.08	1,003,260
5	B-002	29.08	1,003,260
6	B-003	29.08	1,003,260
7	C-001	29.08	1,003,260
8	C-002	29.08	1,003,260
9	C-003	29.08	1,003,260
10	A-101	29.08	1,003,260
11	A-102	29.08	1,003,260
12	A-103	29.08	1,003,260
13	A-104	29.08	1,003,260
14	B-101	29.08	1,003,260
15	B-102	29.08	1,003,260
16	B-103	29.08	1,003,260
17	B-104	29.08	1,003,260
18	C-101	29.08	1,003,260
19	C-102	29.08	1,003,260
20	C-103	29.08	1,003,260
21	C-104	29.08	1,003,260
22	A-201	29.08	1,003,260
23	A-202	29.08	1,003,260

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

24	A-203	29.08	1,003,260
25	A-204	29.08	1,003,260
26	B-201	29.08	1,003,260
27	B-202	29.08	1,003,260
28	B-203	29.08	1,003,260
29	B-204	29.08	1,003,260
30	C-201	29.08	1,003,260
31	C-202	29.08	1,003,260
32	C-203	29.08	1,003,260
33	C-204	29.08	1,003,260
34	A-301	29.08	1,003,260
35	A-302	29.08	1,003,260
36	A-303	29.08	1,003,260
37	A-304	29.08	1,003,260
38	B-301	29.08	1,003,260
39	B-302	29.08	1,003,260
40	B-303	29.08	1,003,260
41	B-304	29.08	1,003,260
42	C-301	29.08	1,003,260
43	C-302	29.08	1,003,260
44	C-303	29.08	1,003,260
45	C-304	29.08	1,003,260
46	A-401	29.08	1,003,260
47	A-402	29.08	1,003,260
48	A-403	29.08	1,003,260
49	A-404	29.08	1,003,260
50	B-401	29.08	1,003,260
51	B-402	29.08	1,003,260
52	B-403	29.08	1,003,260
53	B-404	29.08	1,003,260
54	C-401	29.08	1,003,260
55	C-402	29.08	1,003,260
56	C-403	29.08	1,003,260
57	C-404	29.08	1,003,260
58	A-501	29.08	1,003,260
59	A-502	29.08	1,003,260
60	A-503	29.08	1,003,260
61	A-504	29.08	1,003,260
62	B-501	29.08	1,003,260
63	B-502	29.08	1,003,260
64	B-503	29.08	1,003,260
65	B-504	29.08	1,003,260
66	C-501	29.08	1,003,260
67	C-502	29.08	1,003,260
68	C-503	29.08	1,003,260
69	C-504	29.08	1,003,260
70	A-601	29.08	1,003,260
71	A-602	29.08	1,003,260



72	A-603	29.08	1,003,260
73	A-604	29.08	1,003,260
74	B-601	29.08	1,003,260
75	B-602	29.08	1,003,260
76	B-603	29.08	1,003,260
77	B-604	29.08	1,003,260
78	C-301	29.08	1,003,260
79	C-302	29.08	1,003,260
80	C-303	29.08	1,003,260
81	C-304	29.08	1,003,260
82	A-701	29.08	1,003,260
83	A-702	29.08	1,003,260
84	A-703	29.08	1,003,260
85	A-704	29.08	1,003,260
86	B-701	29.08	1,003,260
87	B-702	29.08	1,003,260
88	B-703	29.08	1,003,260
89	B-704	29.08	1,003,260
90	C-701	29.08	1,003,260
91	C-702	29.08	1,003,260
92	C-703	29.08	1,003,260
93	C-704	29.08	1,003,260
	TOTAL	2,704.44	93,303,180

