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 Diamondleaf having MahaRERA Registration Number P50500027741 being developed by LUXORA INFRASTRUCTURE PRIVATE LIMITED

30-06-2022

Sir,

This certificate is being issued for RERA compliance for the Diamondleaf having MahaRERA Registration Number P50500027741 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 compnay

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)	1,52,11,256
	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	3,42,073
	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	32,84,558.18
	Sub-Total of LAND COST	**1,88,37,887.65**

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	II. Development Cost/ Cost of Construction of building :	
	a. Estimated Cost of Construction as certified by Engineer	9,43,93,681.00
	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.	1,69,71,444.00
	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 ;	1,06,13,831
	Sub-Total of Development Cost	**12,19,78,956**
2	**Total Cost of the Project (Estimated)**	14,08,16,843
	[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)	1,52,11,256
	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	3,42,073
	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	32,84,558
	Sub-Total of LAND COST	**1,88,37,888**



2	**Development Cost/ Cost of Construction :**	
	(i) Expenditure for construction.Minimum of (a) and (b) to be considered	91,56,781
	a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	1,46,13,841
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	91,56,781
	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.	43,13,239
	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 ;	75,57,366
	Sub-Total of Development Cost	2,10,27,386
3	**Total Cost of the Project (Actual Incurred as on date of certificate)**	3,98,65,273
	[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).**	28.31%
5	**Amount Which can be withdrawn from the Designated Account**	3,98,65,273
6	**Less: Amount withdrawn till date of this certificate from the Designated account**	91,02,430
7	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	3,07,62,843



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)	10,09,51,570
2	Balance amount of receivables from sold apartments as per Annexure C to this certificate	3,85,82,778
	(as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	Balance Unsold area (in sq mtrs)	1,653
	(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	5,70,13,320
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	9,55,96,098
5	Amount to be deposited in Designated Account – 70% or 100%	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	



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 Considration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	B/203	29.51	15,00,000	7,49,250	7,50,750
2	A/503	29.51	19,50,000	10,72,500	8,77,500
3	A/504	29.51	19,50,000	10,72,500	8,77,500
4	B/603	29.51	15,00,000	5,01,300	9,98,700
5	B/202	29.51	14,23,000	6,24,340	7,98,660
6	B/604	29.51	15,00,000	5,11,300	9,88,700
7	A/303	29.51	16,00,000	8,80,000	7,20,000
8	A/401	29.51	13,00,000	7,11,850	5,88,150
9	A/403	29.51	16,50,000	8,24,999	8,25,001
10	A/404	29.51	16,50,000	8,24,999	8,25,001
11	A/501	29.51	13,00,000	6,89,150	6,10,850
12	A/601	29.51	13,00,000	7,11,850	5,88,150
13	A/603	29.51	16,50,000	48,349	16,01,651
14	A/604	29.51	16,50,000	48,349	16,01,651
15	B/403	29.51	16,50,000	7,10,049	9,39,951
16	B/404	29.51	16,50,000	7,10,049	9,39,951
17	B/501	29.51	19,00,000	-	19,00,000
18	B/502	29.51	19,00,000	10,45,014	8,54,986
19	B/503	29.51	16,25,000	8,08,055	8,16,945
20	B/602	29.51	16,96,000	8,48,000	8,48,000
21	B/701	29.51	14,00,000	7,62,300	6,37,700
22	B/702	29.51	14,00,000	7,62,300	6,37,700
23	A/301	29.51	17,90,000	1,79,000	16,11,000
24	B/401	29.51	16,25,000	8,93,752	7,31,248
25	B/402	29.51	16,25,000	8,93,752	7,31,248
26	B/504	29.51	16,25,000	8,08,055	8,16,945
27	C/501	29.51	17,50,000	1,75,000	15,75,000
28	C/502	29.51	17,50,000	1,75,000	15,75,000
29	B/601	29.51	16,96,000	8,48,000	8,48,000
30	A/701	29.51	15,00,000	7,50,000	7,50,000
31	A/702	29.51	15,00,000	7,50,000	7,50,000
32	B/704	29.51	17,00,000	4,01,580	12,98,420
33	C/701	29.51	19,00,000	4,50,000	14,50,000
34	C/702	29.51	19,00,000	2,50,000	16,50,000
35	C/703	29.51	19,00,000	2,65,000	16,35,000
36	C/704	29.51	19,00,000	2,65,000	16,35,000
37	B/703	29.51	17,00,000	4,01,580	12,98,420
		1,092	**6,10,05,000**	**2,24,22,222**	**3,85,82,778**

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M.N. 456309
Mumbai

(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/001	29.51	10,18,095
2	A/003	29.51	10,18,095
3	B/001	29.51	10,18,095
4	B/003	29.51	10,18,095
5	C/001	29.51	10,18,095
6	C/002	29.51	10,18,095
7	C/003	29.51	10,18,095
8	A/101	29.51	10,18,095
9	A/102	29.51	10,18,095
10	A/103	29.51	10,18,095
11	A/104	29.51	10,18,095
12	B/101	29.51	10,18,095
13	B/103	29.51	10,18,095
14	B/104	29.51	10,18,095
15	C/101	29.51	10,18,095
16	C/103	29.51	10,18,095
17	C/104	29.51	10,18,095
18	A/201	29.51	10,18,095
19	A/202	29.51	10,18,095
20	A/203	29.51	10,18,095
21	A/204	29.51	10,18,095
22	B/204	29.51	10,18,095
23	C/201	29.51	10,18,095
24	C/202	29.51	10,18,095
25	C/203	29.51	10,18,095
26	C/204	29.51	10,18,095
27	A/304	29.51	10,18,095
28	A/402	29.51	10,18,095
29	A/502	29.51	10,18,095
30	C/503	29.51	10,18,095
31	C/504	29.51	10,18,095
32	C/603	29.51	10,18,095
33	C/604	29.51	10,18,095
34	A/602	29.51	10,18,095
35	B/201	29.51	10,18,095
36	B/304	29.51	10,18,095
37	C/102	29.51	10,18,095
38	A/703	29.51	10,18,095
39	A/704	29.51	10,18,095
40	B/301	29.51	10,18,095
41	B/302	29.51	10,18,095
42	A/302	29.51	10,18,095
43	B/303	29.51	10,18,095
44	B/G02	29.51	10,18,095
45	B/102	29.51	10,18,095
46	C/301	29.51	10,18,095



47	C/302	29.51	10,18,095
48	C/401	29.51	10,18,095
49	C/402	29.51	10,18,095
50	C/602	29.51	10,18,095



51	A/002	29.51	10,18,095
52	C/303	29.51	10,18,095
53	C/304	29.51	10,18,095
54	C/403	29.51	10,18,095
55	C/404	29.51	10,18,095
56	C/601	29.51	10,18,095
	A	**1,653**	**5,70,13,320**

(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	**1,653**	**5,70,13,320**

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

TABLE E

Designated Bank Account Details		
		Designated Bank Account Details
Sr No	Particulars	Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	95,34,323.00
3	Withdrawals	91,02,430.00
4	Closing Balance	4,31,893.00

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicaled 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	1,34,86,808	1,34,86,808	1,34,86,808
2	Total Borrowed Funds (secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (unsecured) -Drawdown availed till date	53,51,080	53,51,080	53,51,080
4	Customer receipts used for projects	12,19,78,955	12,19,78,955	2,10,27,386
5	Total Funds for Project	14,08,16,843	14,08,16,843	3,98,65,273
6	Total Estimated Cost (As per Table A)	14,08,16,843	14,08,16,843	3,98,65,273

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. 91,02,430/- (Net of Cancellation/Transafer). It also includes, collection received in Prior to the Rera registration of the project and collection received from other project prior to shifting to This project

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

NIRMAL KUMAR JAIN
M.No. 456809

UDIN: 23456809BHAKSN8505

Date: 15-05-2023

Agreed and accepted by :

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