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

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:Certiticate of Financial Progress of Work of Diamondleaf having MahaRERA Registration Number P50500027741 being developed by LUXORA INFRASTRUCTURE PRIVATE LIMITED

31-12-2024

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**

	ii. Development Cost/ Cost of Construction of building :	
	a. Estimated Cost of Construction as certified by Engineer	943,93,681.00
	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.	169,71,444.00
	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 ;	106,13,831
	Sub-Total of Development Cost	**1219,78,956**
2	**Total Cost of the Project (Estimated)**	1408,16,843
	[1(i) + 1(ii)] of Estimated Column	

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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)	152,11,256
	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	**188,37,888**

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2	**Development Cost/ Cost of Construction :**	
	(i) Expenditure for construction.Minimum of (a) and (b) to be considered	387,40,375
	a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	568,63,704
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	387,40,375
	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.	44,62,131
	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 ;	76,13,070
	Sub-Total of Development Cost	508,15,576
3	**Total Cost of the Project (Actual incurred as on date of certificate)**	696,53,464
	[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).**	49.46%
5	**Amount Which can be withdrawn from the Designated Account**	696,53,464
6	**Less: Amount withdrawn till date of this certificate from the Designated account**	569,96,576
7	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	126,56,888



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)	711,63,380
2	Balance amount of receivables from sold apartments as per Annexure C to this certificate	214,50,003
	(as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	Balance Unsold area (in sq mtrs)	1,151
	(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	418,98,841
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	633,48,844
5	Amount to be deposited in Designated Account	70%



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	A/301	29.51	17,90,000	5,75,420	12,14,580
2	A/302	29.51	19,50,000	18,67,500	82,500
3	A/303	29.51	16,00,000	12,44,000	3,56,000
4	A/401	29.51	13,00,000	10,92,450	2,07,550
5	A/402	29.51	19,00,000	15,20,000	3,80,000
6	A/403	29.51	16,50,000	13,14,474	3,35,526
7	A/404	29.51	16,50,000	13,14,474	3,35,526
8	A/501	29.51	13,00,000	11,46,250	1,53,750
9	A/502	29.51	18,85,000	16,43,982	2,41,018
10	A/503	29.51	19,50,000	15,88,500	3,61,500
11	A/504	29.51	19,50,000	15,84,500	3,65,500
12	A/601	29.51	13,00,000	10,92,450	2,07,550
13	A/602	29.51	18,85,000	15,33,982	3,51,018
14	A/603	29.51	16,50,000	13,07,393	3,42,607
15	A/604	29.51	16,50,000	13,07,491	3,42,509
16	A/701	29.51	15,00,000	12,14,351	2,85,649
17	A/702	29.51	15,00,000	12,24,250	2,75,750
18	B/202	29.51	14,23,000	12,10,900	2,12,100
19	B/203	29.51	15,00,000	11,88,637	3,11,363
20	B/204	29.51	19,00,000	15,20,000	3,80,000
21	B/302	29.51	21,00,000	16,80,000	4,20,000
22	B/303	29.51	20,00,000	16,00,000	4,00,000
23	B/401	29.51	16,25,000	14,18,975	2,06,025
24	B/402	29.51	16,25,000	12,78,993	3,46,007
25	B/403	29.51	16,50,000	13,05,093	3,44,907
26	B/404	29.51	16,50,000	13,05,093	3,44,907
27	B/501	29.51	19,00,000	15,20,000	3,80,000
28	B/502	29.51	19,00,000	15,20,015	3,79,985
29	B/503	29.51	16,25,000	12,90,248	3,34,752
30	B/504	29.51	16,25,000	12,90,248	3,34,752
31	B/601	29.51	16,96,000	14,29,334	2,66,666
32	B/602	29.51	16,96,000	14,29,334	2,66,666
33	B/603	29.51	15,00,000	7,98,340	7,01,660
34	B/604	29.51	15,00,000	5,11,300	9,88,700
35	B/701	29.51	14,00,000	11,82,650	2,17,350
36	B/702	29.51	14,00,000	11,82,650	2,17,350
37	B/G02	29.51	20,00,000	51,000	19,49,000
38	C/202	29.51	20,00,000	17,80,000	2,20,000
39	C/301	29.51	20,00,000	14,06,718	5,93,282
40	C/302	29.51	20,00,000	16,69,000	3,31,000
41	C/303	29.51	20,00,000	15,00,000	5,00,000
42	C/304	29.51	20,00,000	15,00,000	5,00,000
43	C/401	29.51	20,00,000	16,85,370	3,14,630
44	C/402	29.51	20,00,000	16,85,130	3,14,870
45	C/403	29.51	20,00,000	17,00,001	2,99,999
46	C/404	29.51	20,00,000	17,00,001	2,99,999
47	C/501	29.51	17,50,000	14,87,500	2,62,500
48	C/502	29.51	17,50,000	3,75,000	13,75,000
49	C/601	29.51	20,00,000	17,00,000	3,00,000
50	C/602	29.51	19,60,000	19,60,000	-
51	C/603	29.51	19,50,000	15,60,000	3,90,000
52	C/604	29.51	19,50,000	15,60,000	3,90,000
53	C/701	29.51	21,00,000	18,51,000	2,49,000
54	C/702	29.51	21,00,000	18,31,000	2,69,000
		1,593.54	**956,85,000**	**742,34,997**	**214,50,003**

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(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.32760 per sqm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)*
1	A/001	29.51	10,63,422
2	A/003	29.51	10,63,422
3	B/001	29.51	10,63,422
4	B/003	29.51	10,63,422
5	C/001	29.51	10,63,422
6	C/002	29.51	10,63,422
7	C/003	29.51	10,63,422
8	A/101	29.51	10,63,422
9	A/102	29.51	10,63,422
10	A/103	29.51	10,63,422
11	A/104	29.51	10,63,422
12	B/101	29.51	10,63,422
13	B/102	29.51	10,63,422
14	B/103	29.51	10,63,422
15	B/104	29.51	10,63,422
16	C/101	29.51	10,63,422
17	C/103	29.51	10,63,422
18	C/104	29.51	10,63,422
19	A/201	29.51	10,63,422
20	A/202	29.51	10,63,422
21	A/203	29.51	10,63,422
22	A/204	29.51	10,63,422
23	C/201	29.51	10,63,422
24	C/203	29.51	10,63,422
25	C/204	29.51	10,63,422
26	A/304	29.51	10,63,422
27	B/201	29.51	10,63,422
28	B/304	29.51	10,63,422
29	B/301	29.51	10,63,422
30	A/002	29.51	10,63,422
31	C/102	29.51	10,63,422
	A	**914.81**	**329,66,093**

** Area considered for measuring Estimate unit consideration - Carpet Area*1.1*

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.34398 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/703	29.51	11,16,593
2	A/704	29.51	11,16,593
3	B/703	29.51	11,16,593
4	B/704	29.51	11,16,593
5	C/503	29.51	11,16,593
6	C/504	29.51	11,16,593
7	C/703	29.51	11,16,593
8	C/704	29.51	11,16,593
	B	**236.08**	**89,32,747.82**
	A+B	**1,150.89**	**418,98,841**

** Area considered for measuring Estimate unit consideration - Carpet Area*1.1*

***Rate have been derived using formula - ASR rate as per ready recknor value*1.05 for 5th to 10th floor*

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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	569,96,583.11
3	Withdrawals	569,96,576.00
4	Closing Balance	7.11

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	134,86,808	134,86,808	134,86,808
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	1219,78,955	1219,78,955	508,15,576
5	Total Funds for Project	1408,16,843	1408,16,843	696,53,464
6	Total Estimated Cost (As per Table A)	1408,16,843	1408,16,843	696,53,464

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. 5,69,96,576/- (Net of Cancellation/Transfer). 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:
Date: 10-01-2025

Agreed and accepted by :

Signature of Promoter(Authorised signatory)
Name:
Date: 10-01-2025

UDIN 25456809BMOWOM9519