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, Avlor 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

31-03-2025

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 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**



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	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	

JAIN NIRMAL KUMAR & ASSOCIATES
M.N. 456309
Mumbai
CHARTERED ACCOUNTANTS

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	3,86,89,438
	a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	5,68,63,704
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	3,86,89,438
	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.	45,74,923
	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	5,08,77,431
3	**Total Cost of the Project (Actual incurred as on date of certificate)**	6,97,15,319
	[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).**	49.51%
5	**Amount Which can be withdrawn from the Designated Account**	6,97,15,319
6	**Less: Amount withdrawn till date of this certificate from the Designated account**	5,94,78,076
7	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	1,02,37,243



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)	7,11,01,525
2	Balance amount of receivables from sold apartments as per Annexure C to this certificate	2,00,65,003
	(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	4,18,45,670
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	6,19,10,673
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/101	29.51	21,00,000	15,51,000	5,49,000
2	A/301	29.51	17,90,000	5,75,420	12,14,580
3	A/302	29.51	19,50,000	18,67,500	82,500
4	A/303	29.51	16,00,000	12,44,000	3,56,000
5	A/401	29.51	13,00,000	10,92,450	2,07,550
6	A/402	29.51	19,00,000	15,20,000	3,80,000
7	A/403	29.51	16,50,000	13,14,474	3,35,526
8	A/404	29.51	16,50,000	13,14,474	3,35,526
9	A/501	29.51	13,00,000	11,46,250	1,53,750
10	A/502	29.51	18,85,000	16,43,982	2,41,018
11	A/503	29.51	19,50,000	15,88,500	3,61,500
12	A/504	29.51	19,50,000	15,84,500	3,65,500
13	A/601	29.51	13,00,000	10,92,450	2,07,550
14	A/602	29.51	18,85,000	15,33,982	3,51,018
15	A/603	29.51	16,50,000	13,07,393	3,42,607
16	A/604	29.51	16,50,000	13,07,491	3,42,509
17	A/701	29.51	15,00,000	12,14,351	2,85,649
18	A/702	29.51	15,00,000	12,24,250	2,75,750
19	B/202	29.51	14,23,000	12,10,900	2,12,100
20	B/203	29.51	15,00,000	11,88,637	3,11,363
21	B/204	29.51	19,00,000	15,20,000	3,80,000
22	B/302	29.51	21,00,000	16,80,000	4,20,000
23	B/303	29.51	20,00,000	16,00,000	4,00,000
24	B/401	29.51	16,25,000	14,18,975	2,06,025
25	B/402	29.51	16,25,000	12,78,993	3,46,007
26	B/403	29.51	16,50,000	13,05,093	3,44,907
27	B/404	29.51	16,50,000	13,05,093	3,44,907
28	B/501	29.51	19,00,000	15,20,000	3,80,000
29	B/502	29.51	19,00,000	15,20,015	3,79,985
30	B/503	29.51	16,25,000	12,90,248	3,34,752
31	B/504	29.51	16,25,000	12,90,248	3,34,752
32	B/601	29.51	16,96,000	14,29,334	2,66,666
33	B/602	29.51	16,96,000	14,29,334	2,66,666
34	B/603	29.51	15,00,000	7,98,340	7,01,660
35	B/604	29.51	15,00,000	5,11,300	9,88,700
36	B/701	29.51	14,00,000	11,82,650	2,17,350
37	B/702	29.51	14,00,000	11,82,650	2,17,350
38	B/703	29.51	20,60,000	15,45,000	5,15,000
39	B/G02	29.51	20,00,000	15,00,000	5,00,000
40	C/202	29.51	20,00,000	17,80,000	2,20,000
41	C/301	29.51	20,00,000	14,06,718	5,93,282
42	C/302	29.51	20,00,000	16,69,000	3,31,000
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	**9,58,45,000**	**7,57,79,997**	**2,00,65,003**



(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/102	29.51	10,63,422
9	A/103	29.51	10,63,422
10	A/104	29.51	10,63,422
11	B/101	29.51	10,63,422
12	B/102	29.51	10,63,422
13	B/103	29.51	10,63,422
14	B/104	29.51	10,63,422
15	C/101	29.51	10,63,422
16	C/103	29.51	10,63,422
17	C/104	29.51	10,63,422
18	A/201	29.51	10,63,422
19	A/202	29.51	10,63,422
20	A/203	29.51	10,63,422
21	A/204	29.51	10,63,422
22	C/201	29.51	10,63,422
23	C/203	29.51	10,63,422
24	C/204	29.51	10,63,422
25	C/303	29.51	10,63,422
26	C/304	29.51	10,63,422
27	A/304	29.51	10,63,422
28	B/201	29.51	10,63,422
29	B/304	29.51	10,63,422
30	B/301	29.51	10,63,422
31	A/002	29.51	10,63,422
32	C/102	29.51	10,63,422
	A	**944.32**	**3,40,29,516**

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

(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/704	29.51	11,16,593
4	C/503	29.51	11,16,593
5	C/504	29.51	11,16,593
6	C/703	29.51	11,16,593
7	C/704	29.51	11,16,593
	B	**206.57**	**78,16,154.35**
	A+B	**1,150.89**	**4,18,45,670**

** Area considered for measuring Estimate unit consideration - Carpet*
***Rate have been derived using formula - ASR rate as per ready recknor*



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	6,01,78,083.11
3	Withdrawals	5,94,78,076.00
4	Closing Balance	7,00,007.11

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	5,08,77,431
5	Total Funds for Project	14,08,16,843	14,08,16,843	6,97,15,319
6	Total Estimated Cost (As per Table A)	14,08,16,843	14,08,16,843	6,97,15,319

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. 5,94,78,076/- (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: 25456809BMOWPT6057
Date: 10-04-2025

Agreed and accepted by :
Esther Abraham
Signature of Authorised signatory
Name:
Date: 10-04-2025

UKORA INFRASTRUCTURE PVT. LTD.

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