



A. F. KHASGIWALA & CO.

CHARTERED ACCOUNTANTS

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For Beacon Realcon Private Limited

FORM-3 [see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project MahaRERA Registration Number _____

Sr No	Particulars	Amount Rs.	
		Estimated	Incurred
1	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	230,000,000	230,000,000
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	40,000,000	-
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	4,000,000	4,000,000
f	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
g	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 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		
	(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.		
	Sub-Total of LAND COST	274,000,000	234,000,000
ii	Development Cost/ Cost of Construction :		
a	(i) Estimated Cost of Construction as certified by Engineer	520,000,000	480,000,000
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	(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 maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	10,000,000	5,000,000
b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	10,000,000	-
c	Principal sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	-	-
	Sub-Total of Development Cost	540,000,000	485,000,000
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column]		814000000
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column]		719000000
4.	% completion of Construction Work (as per Project Architect's Certificate)		95%



5	Proportion of the (Cost incurred on Land Cost and Construction Cost) to (the Total Estimated Cost) (3/2 %)	88%
6	Amount Which can be withdrawn from the Designated Account = Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	719000000
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	477025491
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	241974509

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

Signature of Chartered Accountant



(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.)	Rs	95,000,000
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)		199857552
3	(i) Balance Unsold area (Carpet Area in Sq. Mtrs. - as per Annexure A to this certificate) (to be certified by Management and to be verified by CA from the records and books of accounts)		1,761
ii	(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		98,550,400
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]		298407952
5	Amount to be deposited in Designated Account = 70% or 100% IF 4 is greater than OR Equal to 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		70%

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Yours Faithfully

Signature of Chartered Accountant



80	B	7004	121.87	2677600	121800	2166800
81	C	701	88.89	2168000	100000	2168000
82	C	702	88.87	2172900	101000	2174000
83	C	703	88.89	2287830	100000	2187830
84	C	704	101.86	2658500	100000	2668500
85	C	707	88.89	4040000	4040000	0
86	C	708	88.87	2470200	121800	2348400
87	C	709	88.89	2369000	101000	2168000
88	C	704	121.86	2481187	8487100	0
89	C	707	88.89	4800000	4800000	0
90	C	708	88.87	2524289.213	2524289.213	0
91	C	709	88.89	2580096.494	2580096.494	0
92	C	704	101.86	5481187	1480700	0
93	C	707	88.89	43000000	3100000	800000
94	C	708	88.87	2272000	121800	2150200
95	C	709	88.89	4257800	4207800	0
96	C	704	101.86	8087500	8700000	1387500
97	C	707	88.89	2300000	1000000	0
98	C	708	88.87	3811967.614	861387.614	0
99	C	709	88.89	9518800	8718800	0
100	C	704	101.86	4870000	4870000	0
101	C	707	88.89	3801800	3218800	273000
102	C	708	88.87	2479200	110000	2369200
103	C	709	88.89	5514800	8314800	0
104	C	704	101.86	4870000	4870000	0
105	C	707	88.89	4800000	4800000	0
106	C	708	88.87	2134800	100000	2034800
107	C	709	88.89	2519500	3078500	0
108	C	704	101.86	3481189	3481189	0
109	C	707	88.89	2360000	100000	2260000
110	C	708	88.87	3680000	274020	138774
111	C	709	88.89	3680000	274020	138774
112	C	704	101.86	873884.2	873884.2	0
113	C	707	88.89	3800000	270000	3530000
114	C	708	88.87	2178900	100000	2078900
115	C	709	88.89	2287830	100000	2187830
116	C	704	101.86	8510000	844200	8654200
117	C	707	88.89	2390010	101000	2289010
118	C	708	88.87	2479200	100000	2379200
119	C	709	88.89	2260000	101000	2159000
120	C	704	101.86	3858874	100000	3868874
121	C	707	113.89	10000007.86	10000007.86	0
122	C	708	88.89	9180000	8480000	1000000
123	C	709	88.89	2292072	100000	2192072
124	C	704	118.12	2812500	121800	2710700
125	C	707	113.89	2847867	121800	2726067
126	C	708	88.89	2173600	101000	2072600
127	C	709	88.89	2170400	101000	2069400
128	C	704	118.12	10834000	10834000	0
129	C	707	113.89	8867000	8867000	0
130	C	708	88.89	1882078	1882078	0
131	C	709	88.89	2424168	110000	2314168
132	C	704	118.12	8400000	8420000	118710
133	C	707	113.89	10506000	8000000	10006000
134	C	708	88.89	2179800	121800	2058000
135	C	709	88.89	1093104	100000	993104
136	C	704	118.12	4804353.724	4804353.724	0
137	C	707	113.89	7872748.475	7872748.475	0
138	C	708	88.89	2274700	100000	2174700
139	C	709	88.89	5477967.38	5477967.38	0
140	C	704	118.12	647888	647888	0
141	C	707	113.89	1798888.654	1798888.654	0
142	C	708	88.89	4800000.52	4800000.52	0
143	C	709	88.89	4199998.728	4199998.728	0
144	C	704	118.12	6474888	6474888	0
145	C	707	113.89	4374888.054	4374888.054	0
146	C	708	88.89	2474296.272	2474296.272	0
147	C	709	88.89	3016812.48	3016812.48	0
148	C	704	118.12	6282390	627420	170840
149	C	707	113.89	6305185.368	6305185.368	0
150	C	708	88.89	7800000	7800000	0
151	C	709	88.89	6088888.887	6088888.887	0
152	C	704	118.12	2777500	101000	2676500
153	C	707	113.89	6080810	1000000	0
154	C	708	88.89	4477985.482	4477985.482	0
155	C	709	88.89	4477985.736	4477985.736	0
156	C	704	118.12	6084683.828	6084683.828	0
157	C	707	113.89	2847867	100000	2747867
158	C	708	88.89	2173600	101000	2072600
159	C	709	88.89	2170400	100000	2070400
160	C	704	118.12	2811250	100000	2711250

27004 31 878880942.38 477025490.86 190877021.83

