



DINESH G. PAI M.Com., F.C.A.

DINESH PAI & Co.

CHARTERED ACCOUNTANTS

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Form 3 (See Regulation 3)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

		Cost of Real Estate Project As on 30.09.2017 - Maharashtra Regis. No.	P51800001585	
		Project Name	MONTE SOUTH PILATUS-1	
S.No		Particular	Estimated Total Amount	Actual Total Amount
1	I	LAND COST		
		Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	4,15,69,49,611	4,15,69,49,612
	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.	48,12,13,296	8,44,64,010
	c	Acquisition Cost of TDR (if any)	20,92,54,966	-
	d	Amount 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	-	-
	e	Land premium payable as per Annual Statement of rates (for redevelopment of land owned by public authorities)	-	-
	f	Estimated construction cost of rehab building including site development & infrastructure for the same as certified by Engineer.		
	i	Actual cost of Construction of rehab building incurred as per books of accounts as verified by the CA	-	-
	ii	Cost towards clearance of land of all or any encumbrances including cost of removal of legal /illegal occupants, cost for providing temporary transit accommodation on rent in lieu of Transit accommodation, over head cost	-	-
	iii	Cost of ASR linked premium fees, charges and security deposit or maintenance deposit or any other amount whatsoever payable to any authorities towards and in project of rehabilitation	3,97,60,122	2,52,69,288
		Sub total of LAND COST	4,88,71,77,995	4,26,66,82,910
	II	Development Cost / Cost of Construction		
	i	Estimated cost of Construction as certified by Engineer		
		Actual cost of construction incurred as per books of accounts as verified by CA	2,43,19,35,314	2,58,17,472
	ii	On-Site expenditure for development of entire project excluding cost of construction as per (ii) above i.e. salaries, consultants fees, site overheads, cost of services, (including water, electricity, sewerage)/cost of machineries and equipment including its hire and maintenance cost consumables etc. All cost directly incurred to complete the construction of the building /wings of the project registered	46,66,61,677	21,95,66,594
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory authorities	-	-
	c	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	37,47,89,131	17,97,26,298
		Sub Total of DEVELOPMENT COST	3,27,33,86,122	42,51,10,364
2		Total Estimated Cost of the Real Estate Project	8,16,05,64,118	
3		Total Cost Incurred of the Real Estate Project		4,69,17,93,274
4		% Completion of Construction work (as per Project Architect's Certificate)		
5		Proportion of the cost incurred on Land cost and Construction cost to the total Estimated Construction cost.		57%
6		Amount which can be withdrawn from Designated Account (Total estimated cost*Proportion of cost incurred)		4,69,17,93,274
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		4,69,17,93,274

This certificate is being issued for RERA compliance for the LLP M/s Swayam Realtors & Traders LLP and is based on the records and documents produced before me and explanations provided to me by the management of the Entity.

Yours Faithfully
FOR DINESH PAI AND CO
CHARTERED ACCOUNTANTS

(DINESH G PAI)
PLACE:- MUMBAI
DATE:- 18/10/2017



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

	Project Name	MONTE SOUTH PILATUS-1
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)	3,46,87,70,844
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 (Sq mtrs.) (to be certified by Management and to be verified by CA from the records and books of accounts)	21,683.50
(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	3,99,32,66,478
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	3,99,32,66,478
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	70%
	IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	NA
	This certificate is being issued for RERA compliance for the LLP M/s Swayam Realtors & Traders LLP and is based on the records and documents produced before me and explanations provided to me by the management of the entity.	

Yours Faithfully

FOR DINESH PAI AND CO

CHARTERED ACCOUNTANTS

Dinesh G. Pai

(DINESH G PAI)

PROPRIETOR

PLACE:- MUMBAI

DATE:- 18/10/2017



MONTE SOUTH PILATUS - 1 (Basement to 30th Floor)			
Unsold Inventory			
Ready Recknor Rate as on the date of Certificate of the Residential Rs. 1,37,200/- per sq. mtrs.			
Sr. No.	Fiat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	901	Refuge Flat	-
2	902	Refuge Flat	-
3	903	135.98	2,35,07,135
4	904	135.98	2,35,07,135
5	905	106.83	1,84,67,743
6	906	106.83	1,84,67,743
7	907	155.88	2,69,47,287
8	908	155.88	2,69,47,287
9	1001	111.58	1,92,89,058
10	1002	111.58	1,92,89,058
11	1003	135.98	2,35,07,135
12	1004	135.98	2,35,07,135
13	1005	106.83	1,84,67,743
14	1006	106.83	1,84,67,743
15	1007	155.88	2,69,47,287
16	1008	155.88	2,69,47,287
17	1101	111.58	2,02,07,584
18	1102	111.58	2,02,07,584
19	1103	135.98	2,46,26,522
20	1104	135.98	2,46,26,522
21	1105	106.83	1,93,47,159
22	1106	106.83	1,93,47,159
23	1107	155.88	2,82,30,492
24	1108	155.88	2,82,30,492
25	1201	111.58	2,02,07,584
26	1202	111.58	2,02,07,584
27	1203	135.98	2,46,26,522
28	1204	135.98	2,46,26,522
29	1205	106.83	1,93,47,159
30	1206	106.83	1,93,47,159
31	1207	155.88	2,82,30,492
32	1208	155.88	2,82,30,492
33	1301	111.58	2,02,07,584
34	1302	111.58	2,02,07,584
35	1303	135.98	2,46,26,522
36	1304	135.98	2,46,26,522
37	1305	106.83	1,93,47,159
38	1306	106.83	1,93,47,159
39	1307	155.88	2,82,30,492
40	1308	155.88	2,82,30,492
41	1401	111.58	2,02,07,584
42	1402	111.58	2,02,07,584
43	1403	135.98	2,46,26,522
44	1404	135.98	2,46,26,522
45	1405	106.83	1,93,47,159
46	1406	106.83	1,93,47,159
47	1407	155.88	2,82,30,492
48	1408	155.88	2,82,30,492
49	1501	111.58	2,02,07,584
50	1502	111.58	2,02,07,584
51	1503	135.98	2,46,26,522
52	1504	135.98	2,46,26,522
53	1505	106.83	1,93,47,159
54	1506	106.83	1,93,47,159
55	1507	155.88	2,82,30,492
56	1508	155.88	2,82,30,492
57	1601	Refuge Flat	-
58	1602	Refuge Flat	-
59	1603	135.98	2,46,26,522
60	1604	135.98	2,46,26,522
61	1605	106.83	1,93,47,159
62	1606	106.83	1,93,47,159
63	1607	155.88	2,82,30,492
64	1608	155.88	2,82,30,492
65	1701	111.58	2,02,07,584
66	1702	111.58	2,02,07,584
67	1703	135.98	2,46,26,522
68	1704	135.98	2,46,26,522
69	1705	106.83	1,93,47,159
70	1706	106.83	1,93,47,159
71	1707	155.88	2,82,30,492
72	1708	155.88	2,82,30,492
73	1801	111.58	2,02,07,584
74	1802	111.58	2,02,07,584
75	1803	135.98	2,46,26,522
76	1804	135.98	2,46,26,522
77	1805	106.83	1,93,47,159
78	1806	106.83	1,93,47,159
79	1807	155.88	2,82,30,492
80	1808	155.88	2,82,30,492
81	1901	111.58	2,02,07,584



Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
82	1902	111.58	2,02,07,584
83	1903	135.98	2,46,26,522
84	1904	135.98	2,46,26,522
85	1905	106.83	1,93,47,159
86	1906	106.83	1,93,47,159
87	1907	155.88	2,82,30,492
88	1908	155.88	2,82,30,492
89	2001	112.74	2,04,17,665
90	2002	112.74	2,04,17,665
91	2003	137.95	2,49,83,297
92	2004	137.95	2,49,83,297
93	2005	107.56	1,94,79,546
94	2006	107.56	1,94,79,546
95	2007	157.88	2,85,92,700
96	2008	157.88	2,85,92,700
97	2101	112.74	2,13,45,741
98	2102	112.74	2,13,45,741
99	2103	137.95	2,61,18,901
100	2104	137.95	2,61,18,901
101	2105	107.56	2,03,64,980
102	2106	107.56	2,03,64,980
103	2107	157.88	2,98,92,368
104	2108	157.88	2,98,92,368
105	2201	112.74	2,13,45,741
106	2202	112.74	2,13,45,741
107	2203	137.95	2,61,18,901
108	2204	137.95	2,61,18,901
109	2205	107.56	2,03,64,980
110	2206	107.56	2,03,64,980
111	2207	157.88	2,98,92,368
112	2208	157.88	2,98,92,368
113	2301	Refuge Flat	-
114	2302	Refuge Flat	-
115	2303	137.95	2,61,18,901
116	2304	137.95	2,61,18,901
117	2305	107.56	2,03,64,980
118	2306	107.56	2,03,64,980
119	2307	157.88	2,98,92,368
120	2308	157.88	2,98,92,368
121	2401	112.74	2,13,45,741
122	2402	112.74	2,13,45,741
123	2403	137.95	2,61,18,901
124	2404	137.95	2,61,18,901
125	2405	107.56	2,03,64,980
126	2406	107.56	2,03,64,980
127	2407	157.88	2,98,92,368
128	2408	157.88	2,98,92,368
129	2501	112.74	2,13,45,741
130	2502	112.74	2,13,45,741
131	2503	137.95	2,61,18,901
132	2504	137.95	2,61,18,901
133	2505	107.56	2,03,64,980
134	2506	107.56	2,03,64,980
135	2507	157.88	2,98,92,368
136	2508	157.88	2,98,92,368
137	2601	112.74	2,13,45,741
138	2602	112.74	2,13,45,741
139	2603	137.95	2,61,18,901
140	2604	137.95	2,61,18,901
141	2605	107.56	2,03,64,980
142	2606	107.56	2,03,64,980
143	2607	157.88	2,98,92,368
144	2608	157.88	2,98,92,368
145	2701	112.74	2,13,45,741
146	2702	112.74	2,13,45,741
147	2703	137.95	2,61,18,901
148	2704	137.95	2,61,18,901
149	2705	107.56	2,03,64,980
150	2706	107.56	2,03,64,980
151	2707	157.88	2,98,92,368
152	2708	157.88	2,98,92,368
153	2801	112.74	2,13,45,741
154	2802	112.74	2,13,45,741
155	2803	137.95	2,61,18,901
156	2804	137.95	2,61,18,901
157	2805	107.56	2,03,64,980
158	2806	107.56	2,03,64,980
159	2807	157.88	2,98,92,368
160	2808	157.88	2,98,92,368
161	2901	112.74	2,13,45,741
162	2902	112.74	2,13,45,741
163	2903	137.95	2,61,18,901
164	2904	137.95	2,61,18,901
165	2905	107.56	2,03,64,980
166	2906	107.56	2,03,64,980



Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)		
167	2907	157.88	2.98.92,368		
168	2908	157.88	2.98.92,368		
169	3001	Refuge Flat	-		
170	3002	Refuge Flat	-		
171	3003	137.95	2.61.18,901		
172	3004	137.95	2.61.18,901		
173	3005	107.56	2.03.64,980		
174	3006	107.56	2.03.64,980		
175	3007	157.88	2.98.92,368		
176	3008	157.88	2.98.92,368		
		21,683.50	3,99,32,66,478		

