



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 30.06.2021 - MahaRERA 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	1,37,30,76,800	1,37,30,76,800
	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	37,33,81,569	8,62,11,235
	c	Acquisition Cost of TDR (if any)	16,23,64,482	-
	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. 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	3,08,50,554	2,80,29,251
Sub total of LAND COST			1,93,96,73,406	1,48,73,17,286
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	28,59,32,176
	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	53,25,28,204	34,97,39,268
	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	59,85,74,145	51,97,30,682
Sub Total of DEVELOPMENT COST			3,56,30,37,663	1,15,54,02,126
2		Total Estimated Cost of the Real Estate Project	5,50,27,11,068	
3		Total Cost Incurred of the Real Estate Project		2,64,27,19,412
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.		48%
6		Amount which can be withdrawn from Designated Account (Total estimated cost*Proportion of cost Incurred)		2,64,27,19,412
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		35,84,81,468
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		2,28,42,37,944

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


Signature of Chartered Accountant
(Membership Number 036669)
Dinesh G. Pai
UDIN:-21036669AAAAUY2217
DATE:-21.07.2021



(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)	2,85,99,91,656
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)	2,12,87,51,208
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)	7,891.08
(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	1,25,04,67,883
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	3,37,92,19,091
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

Dinesh G. Pai

Signature of Chartered Accountant

(Membership Number 036669)

Dinesh G Pai

UDIN:-21036669AAAAUY2217

DATE:-21.07.2021

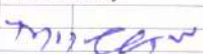


MONTE SOUTH PILATUS - 1 (Basement to 30th Floor)					
Sold Inventory					
Ready Recknor Rate as on the date of Certificate of the Residential Rs. 1,37,200/- per sq. mtrs.					
S.N.	Flat No.	Carpet area Sq. Mtr.	Total Consideration	Amount Collected	Balance Receivable
1	905	79.30	22,256,655	3,930,952	18,316,703
2	907	105.20	27,073,920	5,395,444	21,678,476
3	908	105.16	33,842,400	6,639,556	27,202,844
4	1001	86.54	30,619,400	4,436,940	26,182,460
5	1005	79.30	26,308,600	6,043,461	20,265,139
6	1006	78.64	22,362,310	5,094,346	17,267,964
7	1007	105.20	25,260,000	3,502,720	21,757,280
8	1008	105.16	25,260,000	4,306,292	20,953,708
9	1105	79.30	22,467,965	4,477,539	17,990,426
10	1107	105.20	25,260,000	3,147,238	22,112,762
11	1108	105.16	29,042,120	5,536,715	23,506,405
12	1201	86.54	29,240,000	5,903,114	23,336,886
13	1205	79.30	22,573,620	4,316,349	18,258,271
14	1207	105.20	25,260,000	3,446,148	21,813,852
15	1208	105.16	27,463,660	6,094,321	21,369,339
16	1301	86.54	29,705,464	2,970,546	26,734,917
17	1305	79.30	26,681,500	3,620,530	23,060,970
18	1306	78.64	22,679,275	2,999,588	19,679,687
19	1307	105.20	29,318,200	4,285,714	25,032,486
20	1308	105.16	25,260,000	3,482,828	21,777,172
21	1401	86.54	25,481,470	5,853,456	19,628,014
22	1407	105.20	25,260,000	2,679,357	22,580,643
23	1501	86.54	31,317,900	2,380,952	28,936,948
24	1505	79.30	22,890,585	4,578,118	18,312,467
25	1507	105.20	25,260,000	2,775,000	22,485,000
26	1508	105.16	25,260,000	3,536,400	21,723,600
27	1607	105.20	25,381,800	3,466,036	21,915,762
28	1608	105.16	26,281,800	3,589,086	22,692,714
29	1701	86.54	22,064,550	3,218,005	18,846,545
30	1702	86.54	22,064,550	3,218,005	18,846,545
31	1705	79.30	27,178,700	6,243,335	20,935,365
32	1706	78.64	23,101,895	2,259,515	20,842,380
33	1707	105.20	29,870,360	2,963,124	26,907,236
34	1708	105.16	29,870,361	2,702,556	27,167,805
35	1801	86.54	23,672,400	5,392,804	18,279,596
36	1802	86.54	23,672,400	5,392,798	18,279,602
37	1805	79.30	23,207,560	4,641,511	18,566,039
38	1807	105.20	25,625,400	3,587,557	22,037,843
39	1808	105.16	25,625,400	3,553,369	22,072,031
40	1904	118.21	29,799,000	4,178,646	25,620,354
41	1905	79.30	23,313,205	3,394,266	19,918,939
42	1907	105.20	25,747,200	2,517,857	23,229,343
43	1908	105.16	25,747,200	3,516,706	22,230,494
44	2001	86.83	32,016,400	7,340,684	24,675,716
45	2005	79.30	23,418,860	952,381	22,466,479
46	2007	106.04	27,052,875	3,751,333	23,301,542
47	2008	106.00	16,797,396	2,860,952	13,936,444
48	2101	86.83	24,410,317	2,441,032	21,969,285
49	2102	86.83	28,360,000	571,429	27,788,571
50	2105	79.30	23,292,312	500,000	22,792,312
51	2106	78.87	27,875,900	6,318,012	21,557,888
52	2107	106.04	38,695,200	7,620,095	31,075,105
53	2108	106.00	31,816,805	5,913,265	25,903,540
54	2201	86.83	31,095,800	5,270,441	25,825,359
55	2205	79.30	21,982,848	2,177,350	19,805,498
56	2206	78.87	21,980,264	2,177,789	19,802,475
57	2207	106.04	37,601,400	3,705,282	33,896,118
58	2208	106.00	31,961,190	3,196,119	28,765,071
59	2305	79.30	12,566,354	476,190	12,090,163
60	2306	78.87	27,924,500	4,952,381	22,972,119
61	2308	106.00	31,255,275	5,696,966	25,558,309
62	2401	86.83	31,375,200	6,274,088	25,101,112
63	2407	106.04	27,563,175	3,990,098	23,573,077
64	2408	106.00	27,563,175	3,856,844	23,706,331
65	2501	86.83	13,759,603	380,952	13,378,650
66	2502	86.83	26,787,665	2,673,238	24,114,427
67	2503	118.84	32,573,250	3,333,334	29,239,916
68	2507	106.04	31,400,700	3,069,284	28,331,416
69	2508	106.00	37,937,815	3,693,307	34,244,508
70	2606	78.87	28,297,400	476,190	27,821,210
71	2607	106.04	38,291,100	5,345,981	32,945,119
72	2608	106.00	27,897,450	3,897,724	23,999,726
73	2701	86.83	13,759,603	476,190	13,283,412
74	2707	106.04	37,261,200	5,174,477	32,086,723
75	2708	106.00	27,945,900	3,877,930	24,067,970
76	2801	86.83	26,451,830	3,028,571	23,423,259
77	2803	118.84	33,321,481	3,332,148	29,989,333
78	2804	119.35	33,402,118	3,340,212	30,061,906
79	2806	78.87	28,682,519	2,847,765	25,834,754
80	2807	106.04	32,828,000	3,763,238	29,064,762
81	2808	106.00	38,622,000	8,814,095	29,807,905
82	2904	119.35	39,816,635	10,362,325	29,454,310
83	2905	79.30	24,369,755	2,413,767	21,955,988
84	2906	78.87	24,369,755	5,605,044	18,764,711
85	2907	106.04	32,465,352	7,015,731	25,449,621
86	2908	106.00	33,094,617	3,285,823	29,808,794
87	3005	79.30	28,794,600	1,428,571	27,366,029
88	3006	78.87	28,794,600	2,852,036	25,942,564
89	3007	106.04	34,583,440	476,190	34,107,250
90	3008	106.00	39,690,407	12,203,778	27,486,629
		8,568	2,487,232,676	358,481,468	2,128,751,208



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.				
S.N.	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	117.64	18,641,940	
4	904	118.21	18,732,266	
5	906	78.64	12,461,766	
6	1002	86.54	13,713,648	
7	1003	117.64	18,641,940	
8	1004	118.21	18,732,266	
9	1101	86.54	13,713,648	
10	1102	86.54	13,713,648	
11	1103	117.64	18,641,940	
12	1104	118.21	18,732,266	
13	1106	78.64	12,461,766	
14	1202	86.54	13,713,648	
15	1203	117.64	18,641,940	
16	1204	118.21	18,732,266	
17	1206	78.64	12,461,766	
18	1302	86.54	13,713,648	
19	1303	117.64	18,641,940	
20	1304	118.21	18,732,266	
21	1402	86.54	13,713,648	
22	1403	117.64	18,641,940	
23	1404	118.21	18,732,266	
24	1405	79.30	12,566,354	
25	1406	78.64	12,461,766	
26	1408	105.16	16,664,285	
27	1502	86.54	13,713,648	
28	1503	117.64	18,641,940	
29	1504	118.21	18,732,266	
30	1506	78.64	12,461,766	
31	1601	Refuge Flat	-	
32	1602	Refuge Flat	-	
33	1603	117.64	18,641,940	
34	1604	118.21	18,732,266	
35	1605	79.30	12,566,354	
36	1606	78.64	12,461,766	
37	1703	117.64	18,641,940	
38	1704	118.21	18,732,266	
39	1803	117.64	18,641,940	
40	1804	118.21	18,732,266	
41	1806	78.64	12,461,766	
42	1901	86.54	13,713,648	
43	1902	86.54	13,713,648	
44	1903	117.64	18,641,940	
45	1906	78.64	12,461,766	
46	2002	86.83	13,759,603	
47	2003	118.84	18,832,099	
48	2004	119.35	18,912,917	
49	2006	78.87	12,498,213	
50	2103	118.84	18,832,099	
51	2104	119.35	18,912,917	
52	2202	86.83	13,759,603	
53	2203	118.84	18,832,099	
54	2204	119.35	18,912,917	
55	2301	Refuge Flat	-	
56	2302	Refuge Flat	-	
57	2303	118.84	18,832,099	
58	2304	119.35	18,912,917	
59	2307	106.04	16,803,735	
60	2402	86.83	13,759,603	
61	2403	118.84	18,832,099	
62	2404	119.35	18,912,917	
63	2405	79.30	12,566,354	
64	2406	78.87	12,498,213	
65	2504	119.35	18,912,917	
66	2505	79.30	12,566,354	
67	2506	78.87	12,498,213	
68	2601	86.83	13,759,603	
69	2602	86.83	13,759,603	
70	2603	118.84	18,832,099	
71	2604	119.35	18,912,917	



S.N.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
72	2605	79.30	12,566,354
73	2702	86.83	13,759,603
74	2703	118.84	18,832,099
75	2704	119.35	18,912,917
76	2705	79.30	12,566,354
77	2706	78.87	12,496,213
78	2802	86.83	13,759,603
79	2805	79.30	12,566,354
80	2901	86.83	13,759,603
81	2902	86.83	13,759,603
82	2903	118.84	18,832,099
83	3001	Refuge Flat	-
84	3002	Refuge Flat	-
85	3003	118.84	18,832,099
86	3004	119.35	18,912,917
		7.891.08	1,250,467,883
Yours Faithfully			
			
Signature of Chartered Accountant			
(Membership Number 036669)			
Dinesh G. Pai			
UDIN :- 21036669AAAAUY2217			
DATE :- 21/07/2021			

