



Dinesh G. Pai M.Com., F.C.A.

Dinesh Pai & Co.

CHARTERED ACCOUNTANTS

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CHARTERED ACCOUNTANT'S CERTIFICATE
Form 3 (See Regulation 3)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

		Cost of Real Estate Project As on 30.06.2019 - 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	1,514,767.404	1,514,767.404
	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	481,213,296	99,931,250
	c	Acquisition Cost of TDR (if any)	209,254,966	
	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. 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	43,500,180	43,500,180
		Sub total of LAND COST	2,248,735,847	1,658,198,835
	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	2,431,935,314	219,979,918
	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	483,375,226	311,232,14
	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	374,789,131	370,682,178
		Sub Total of DEVELOPMENT COST	3,290,099,671	901,944,241
2		Total Estimated Cost of the Real Estate Project	5,538,835,517	
3		Total Cost Incurred of the Real Estate Project		2,560,143,076
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.		46%
6		Amount which can be withdrawn from Designated Account (Total estimated cost*Proportion of cost incurred)		2,560,143,076
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		148,554,559
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		2,411,588,516

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 & CO

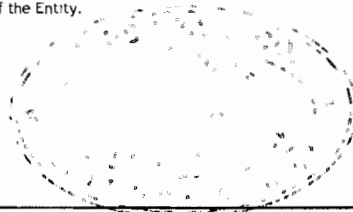
DINESH G. PAI

PROPRIETOR

PLACE : MUMBAI

DATE : 12/08/2019

UDIN : 19036669AAALR4270



MONTE SOUTH PILATUS - 1 (Basement to 30th Floor)

Sold Inventory

Ready Reckoner 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	79.10	12,534.661	15,571	11,106.089
2	907	105.92	16,784.719	16,190	16,308.528
3	1001	86.65	13,731.079	19,762	12,451.317
4	1005	79.10	26,308.600	10,850	23,677.740
5	1006	79.10	22,382.310	14,933	20,147.377
6	1007	105.92	16,784.719	157,143	15,927.576
7	1008	105.92	25,260.000	19,762	23,980.238
8	1101	86.65	13,731.079	103,572	12,927.507
9	1105	79.10	22,467.985	2,244,512	20,243.453
10	1106	79.10	26,432.900	4,006,988	21,505.912
11	1107	105.92	16,784.719	15,953	15,028.766
12	1108	105.92	16,784.719	16,572	14,106.147
13	1205	79.10	12,534.661	16,190	12,058.470
14	1206	79.10	12,534.661	16,190	12,058.470
15	1207	105.92	25,260.000	149,148	21,810.852
16	1208	105.92	16,784.719	16,190	16,308.528
17	1301	86.65	34,004.422	103,572	33,200.850
18	1305	79.10	26,681.500	16,190	26,205.310
19	1306	79.10	12,534.661	12,758	10,341.903
20	1308	105.92	25,260.000	147,464	21,812.536
21	1401	86.65	25,481.470	13,878	22,957.592
22	1407	105.92	16,784.719	16,190	16,308.528
23	1408	105.92	16,784.719	16,190	16,308.528
24	1501	86.65	13,731.079	18,571	12,302.507
25	1505	79.10	22,890.585	190,952	22,509.633
26	1507	105.92	16,784.719	103,571	15,981.148
27	1508	105.92	27,900.000	103,571	27,096.429
28	1605	79.10	22,996.240	7,723	20,718.517
29	1607	105.92	25,381.800	198,038	21,915.762
30	1608	105.92	26,281.800	17,459	21,884.341
31	1701	86.65	13,731.079	103,571	12,927.508
32	1702	86.65	13,731.079	103,571	12,927.508
33	1705	79.10	27,178.700	1,986	24,486.714
34	1706	79.10	12,534.661	13,572	11,731.089
35	1707	105.92	16,784.719	13,810	15,260.506
36	1708	105.92	25,503.600	1,906	22,741.694
37	1801	86.65	13,731.079	10,575	10,710.504
38	1805	79.10	23,207.550	18,652	20,908.898
39	1807	105.92	25,625.400	17,381	23,298.019
40	1808	105.92	25,625.400	13,389	22,072.011
41	1901	86.65	23,790.000	19,524	21,980.476
42	1902	86.65	22,274.100	19,524	20,464.576
43	1904	123.62	30,500.000	18,646	26,321.354
44	1905	79.10	12,534.661	1,429	11,965.232
45	1906	79.10	12,534.661	16,190	12,058.470
46	1907	105.92	25,747.200	103,571	24,943.629
47	1908	105.92	28,440.000	38,333	25,731.667
48	2001	86.65	32,018.400	11,149	29,845.251
49	2007	106.75	26,800.000	11,333	22,048.667
50	2008	106.75	37,300.000	190,952	34,439.048
51	2101	86.65	13,731.079	16,190	13,254.888
52	2102	86.65	13,731.079	16,190	13,254.888
53	2106	79.10	27,675.900	11,232	24,934.668
54	2107	106.75	16,916.246	16,190	16,440.055
55	2108	106.75	16,916.246	190,952	16,535.293
56	2201	86.65	31,095.800	11,890	28,163.910
57	2207	106.75	37,801.400	105,282	33,896.118
58	2208	106.75	31,961.190	16,190	31,485.000
59	2305	79.10	12,534.661	16,190	12,058.470
60	2306	79.10	12,534.661	157,143	11,677.518
61	2307	106.75	16,916.246	16,190	16,440.055
62	2308	106.75	16,916.246	23,242	13,293.004
63	2401	86.65	13,731.079	16,190	13,254.888
64	2407	106.75	16,916.246	157,143	16,099.103
65	2408	106.75	16,916.246	103,571	16,112.675
66	2501	86.65	13,731.079	190,952	13,350.127
67	2502	86.65	13,731.079	16,190	13,254.888
68	2503	124.20	32,913.250	7,144	29,718.106
69	2507	106.75	39,311.700	2,361	38,359.339
70	2508	106.75	16,916.246	16,190	16,440.055
71	2601	86.65	13,731.079	16,190	13,254.888
72	2608	79.10	12,534.661	16,190	12,058.470
73	2607	106.75	16,916.246	19,524	13,106.722
74	2701	86.65	13,731.079	16,190	13,254.888
75	2702	86.65	31,794.300	19,150	29,645.150
76	2706	79.10	12,534.661	16,190	12,058.470
77	2708	106.75	16,916.246	157,143	16,099.103
78	2801	86.65	27,143.800	10,000	24,443.800
79	2802	86.65	27,143.800	10,000	24,443.800
80	2806	79.10	28,546.000	17,413	25,718.587
81	2807	106.75	16,916.246	16,190	16,440.055
82	2808	106.75	34,920.022	13,334	33,586.688
83	2901	86.65	13,731.079	16,190	13,254.888
84	2904	136.55	39,816.635	143,743	35,872.892
85	2905	79.10	12,534.661	16,190	12,058.470
86	2908	79.10	12,534.661	16,190	12,058.470
87	3005	79.10	12,534.661	16,190	12,058.470
88	3008	79.10	12,534.661	16,190	12,058.470
89	3007	106.75	16,916.246	17,970	12,938.275
		8,367.07	1,844,958,122	148,554,559	1,696,403,562

MONTE SOUTH PILATUS - 1 (Basement to 30th Floor)

Unsold Inventory

Ready Reckoner Rate as on the date of Certificate of the Residential Rs 1 37 200/- per sq. mtrs

S.N.	Flat No.	Carpet Area (in sq.mtrs.)	Unit Consideration as per Ready Reckoner Rate (RRR)
1	901	Refuge Flat	-
2	902	Refuge Flat	-
3	903	123.62	99,567
4	904	123.62	99,567
5	906	79.10	14,861
6	908	105.92	14,719
7	1002	86.65	11,079



S.N	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
8	1003	123.62	3299.967
9	1004	123.62	3299.967
10	1102	86.65	31.079
11	1109	123.62	3299.967
12	1104	123.62	3299.967
13	1201	86.65	31.079
14	1202	86.65	31.079
15	1203	123.62	3299.967
16	1204	123.62	3299.967
17	1302	86.65	31.079
18	1303	123.62	3299.967
19	1304	123.62	3299.967
20	1307	105.92	33.04.719
21	1402	86.65	31.079
22	1403	123.62	3299.967
23	1404	123.62	3299.967
24	1405	79.10	32.34.661
25	1406	79.10	32.34.661
26	1502	86.65	31.079
27	1503	123.62	3299.967
28	1504	123.62	3299.967
29	1506	79.10	32.34.661
30	1601	Refuge Flat	-
31	1602	Refuge Flat	-
32	1603	123.62	3299.967
33	1604	123.62	3299.967
34	1806	79.10	32.34.661
35	1709	123.62	3299.967
36	1704	123.62	3299.967
37	1802	86.65	31.079
38	1803	123.62	3299.967
39	1804	123.62	3299.967
40	1805	79.10	32.34.661
41	1903	123.62	3299.967
42	2002	86.65	31.079
43	2003	124.20	32.61.477
44	2004	124.20	32.61.477
45	2005	79.10	32.34.661
46	2006	79.10	32.34.661
47	2103	124.20	32.61.477
48	2104	124.20	32.61.477
49	2105	79.10	32.34.661
50	2202	86.65	31.079
51	2203	124.20	32.61.477
52	2204	124.20	32.61.477
53	2205	79.10	32.34.661
54	2206	79.10	32.34.661
55	2301	Refuge Flat	-
56	2302	Refuge Flat	-
57	2303	124.20	32.61.477
58	2304	124.20	32.61.477
59	2402	86.65	31.079
60	2403	124.20	32.61.477
61	2404	124.20	32.61.477
62	2405	79.10	32.34.661
63	2406	79.10	32.34.661
64	2504	124.20	32.61.477
65	2505	79.10	32.34.661
66	2506	79.10	32.34.661
67	2602	86.65	31.079
68	2603	136.55	38.532
69	2604	136.55	38.532
70	2605	79.10	34.661
71	2808	106.75	36.246
72	2703	136.55	38.532
73	2704	136.55	38.532
74	2705	79.10	34.661
75	2707	106.75	36.246
76	2803	136.55	38.532
77	2804	136.55	38.532
78	2805	79.10	34.661
79	2902	86.65	31.079
80	2903	136.55	38.532
81	2907	106.75	36.246
82	2908	106.75	36.246
83	3001	Refuge Flat	-
84	3002	Refuge Flat	-
85	3003	136.55	38.532
86	3004	136.55	38.532
87	3008	106.75	36.246
		8,487.01	1,34,502,527



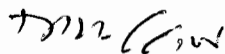
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Project Name	MONTE SOUTH PILATUS-1
Estimated Balance Cost to Complete the Real Estate Project	2,978,692,442
(Difference of Total Estimated Project cost less Cost incurred)	
(calculated as per the Form IV)	
Balance amount of receivables from sold apartments as per Annexure A to this certificate	1,696,403,562
(as certified by Chartered Accountant as verified from the records and books of Accounts)	
Balance Unsold area (Sq mtrs.)	8,487.01
(to be certified by Management and to be verified by CA from the records and books of accounts)	
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)	1,344,902,527
as per Annexure A to this certificate	
Estimated receivables of ongoing project. Sum of 2 + 3(ii)	3,041,306,089
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 & CO.

CHARTERED ACCOUNTANTS



(DINESH G. PAI)

PROPRIETOR

PLACE : MUMBAI

DATE : 12/08/2019

UDIN 19036669AAAAALR4270

