



DINESH PAI & Co.

CHARTERED ACCOUNTANTS

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

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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 31.12.2020 - MahaRERA Regis. No.		P51800002818	
Project Name		MONTE SOUTH PILATUS-3	
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	44,99,56,393	44,99,56,393
	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	12,23,56,903	2,81,76,736
	c Acquisition Cost of TDR (if any)	5,32,06,737	-
	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 i 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	1,01,09,707	82,93,215
	Sub total of LAND COST	63,56,29,740	48,64,26,345
	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	73,29,79,058	5,54,36,133
	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	16,33,18,072	10,28,98,651
	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	19,61,52,366	14,52,57,966
	Sub Total of DEVELOPMENT COST	1,09,24,49,496	30,35,92,751
2	Total Estimated Cost of the Real Estate Project	1,72,80,79,236	
3	Total Cost Incurred of the Real Estate Project		79,00,19,095
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)		79,00,19,095
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		79,00,19,095

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: 16/12/2021
UDIN: 21036669AAAAIM3480



MONTE SOUTH PILATUS-3 (46th to 54th Floor)

Unsold Inventory

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

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	4603	119.17	2,15,82,164
2	4604	119.69	2,16,76,338
3	4605	79.48	1,43,94,146
4	4606	79.13	1,43,30,760
5	4607	106.37	1,92,64,032
6	4608	106.33	1,92,56,788
7	4703	119.17	2,15,82,164
8	4704	119.69	2,16,76,338
9	4705	79.48	1,43,94,146
10	4706	79.13	1,43,30,760
11	4707	106.37	1,92,64,032
12	4708	106.33	1,92,56,788
13	4803	119.17	2,15,82,164
14	4804	119.69	2,16,76,338
15	4805	79.48	1,43,94,146
16	4806	79.13	1,43,30,760
17	4807	106.37	1,92,64,032
18	4808	106.33	1,92,56,788
19	4903	119.17	2,15,82,164
20	4904	119.69	2,16,76,338
21	4905	79.48	1,43,94,146
22	4906	79.13	1,43,30,760
23	4907	106.37	1,92,64,032
24	4908	106.33	1,92,56,788
25	5003	119.17	2,15,82,164
26	5004	119.69	2,16,76,338
27	5005	79.48	1,43,94,146
28	5006	79.13	1,43,30,760
29	5007	106.37	1,92,64,032
30	5008	106.33	1,92,56,788
31	5103	119.17	2,15,82,164
32	5104	119.69	2,16,76,338
33	5105	79.48	1,43,94,146
34	5106	79.13	1,43,30,760
35	5107	106.37	1,92,64,032
36	5108	106.33	1,92,56,788
37	5203	119.17	2,15,82,164
38	5204	119.69	2,16,76,338
39	5205	79.48	1,43,94,146
40	5206	79.13	1,43,30,760
41	5207	106.37	1,92,64,032
42	5208	106.33	1,92,56,788
43	5303	119.17	2,15,82,164
44	5304	119.69	2,16,76,338
45	5305	79.48	1,43,94,146
46	5306	79.13	1,43,30,760
47	5307	106.37	1,92,64,032
48	5308	106.33	1,92,56,788
49	5403	119.17	2,15,82,164
50	5404	119.69	2,16,76,338
51	5405	79.48	1,43,94,146
52	5406	79.13	1,43,30,760
53	5407	106.37	1,92,64,032
54	5408	106.33	1,92,56,788
		5,491.53	99,45,38,049

Yours Faithfully

FOR DINESH PAI & CO.

CHARTERED ACCOUNTANTS

(DINESH G. PAI)

PROPRIETOR

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

	Project Name	MONTE SOUTH PILATUS-3
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)	93,80,60,140
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)	5,491.53
(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	99,45,38,049
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	99,45,38,049
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 & CO.
CHARTERED ACCOUNTANTS



(DINESH G. PAI)

PROPRIETOR

PLACE: MUMBAI

DATE : 16/02/2021

UDIN : 21036669AAAAIM3480

