



DINESH PAI & Co.

CHARTERED ACCOUNTANTS

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

CHARTERED ACCOUNTANT'S CERTIFICATE Form 3 (See Regulation 3)

To,
Swayam Realtors and Traders LLP
Marathon Future x,
NM Joshi Marg, Lower Parel
Mumbai -400013

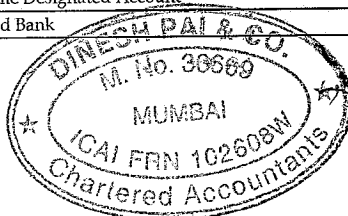
Subject : Certificate of Financial Progress of Work of project Monte South being developed by Swayam Realtors and Traders LLP.

Sir,

This certificate is being issued for RERA compliance for the project Monte South having MahaRERA Registration Number as mentioned below and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Estimated Cost of the Project (at the time of Registration of Project)

		MahaRERA Regis. No.	P51800001681	
		Project Name	MONTE SOUTH TITLIS -3	
S.No	Particular	Estimated Cost	Actual Cost	
1	LAND COST			
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	398,494,689	398,494,689	
	(b) Estimated Amount of Premium payable to obtain development rights. FSI additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	137,650,118	41,601,605	
	(c) Estimated Acquisition cost of TDR (if any).	59,856,972	-	
	(d) Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc. and	-	-	
	(e) Estimated Land Premium payable as per annual statement of rates(ASR) for redevelopment of land owned by public authorities.	-	-	
	(f) Under Rehabilitation scheme:-			
	i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-	-	
	ii. Estimated 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, amounts payable to slum dwellers, tenants, Apartment owners nr appropriate authority or government or concessionaire which are not refundable and so on.	-	-	
	iii. Estimated 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.	13,634,731	12,874,803	
	iv. Any other cost including interest estimated on the borrowing done specifically fin construction of rehabilitation component	-	-	
	Sub total of LAND COST	609,636,510	452,971,098	
2	Development Cost / Cost of Construction of Building			
	(a) Estimated Cost of Construction as certified by Engineer.	714,289,791	145,732,069	
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)			
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	160,121,257	103,751,966	
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-	-	
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution money lenders on construction funding or money borrowed for construction.	343,064,624	214,880,418	
	Sub Total of DEVELOPMENT COST	1,217,475,671	464,364,453	
	Total Cost of the Project (1+2)	1,827,112,181	917,335,550	
3	Total Cost of the Project (Actual incurred as on date of certi ficate)		917,335,550	
4	Proportion of the Cost incurred on Land Cost and Construction		50%	
5	Amount which can be withdrawn from the Designated Account.		917,335,550	
6	Less: Amount withdrawn till date of this certificate from the Designated Account		333,530,014	
7	Net Amount which can be withdrawn from the Designated Bank		583,805,537	

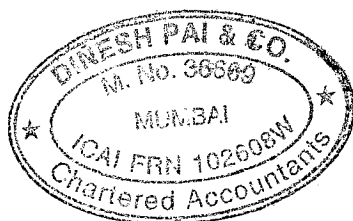


Annexure -1 :- Statement for calculation of Receivables from the Sales of the Real Estate Project
Monte South - Titlis 3 (46th To 54th Floor)
Sold Inventory

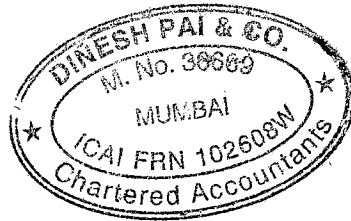
Sr. No.	Flat No.	Carpet area Sq. Mtr.	Total Consideration	Amount Collected	Balance Receivable
1	4603	137.95	24,983,297	10,925,000	14,058,297
2	4604	137.95	24,983,297	9,317,857	15,665,440
3	4607	157.39	28,503,959	3,660,714	24,843,244
4	4804	116.32	34,762,980	16,361,968	18,401,012
5	4806	87.45	25,253,452	18,291,842	6,961,610
6	4807	125.63	22,752,096	892,857	21,859,238
7	4903	116.32	31,961,085	13,889,179	18,071,906
8	4904	116.32	31,961,085	13,017,302	18,943,783
9	4905	87.45	35,615,395	19,842,863	15,772,532
10	4906	87.45	35,615,395	19,842,863	15,772,532
11	4907	125.63	38,693,200	16,000,809	22,692,391
12	5004	116.32	35,845,183	23,691,417	12,153,766
13	5006	87.45	35,615,395	19,842,863	15,772,532
14	5007	125.63	37,958,438	26,570,907	11,387,531
15	5103	116.32	21,066,017	89,286	20,976,732
16	5104	116.32	21,066,017	89,286	20,976,732
17	5206	87.45	22,849,333	11,250,000	11,599,333
18	5207	125.63	40,744,896	27,275,021	13,469,875
19	5208	125.63	40,744,896	24,636,977	16,107,919
20	5303	116.32	32,225,328	3,021,125	29,204,203
21	5304	116.32	32,225,328	3,021,124	29,204,204
22	5305	87.45	27,185,677	12,634,598	14,551,078
23	5404	116.32	40,725,903	18,951,786	21,774,117
24	5406	87.45	22,849,333	16,978,890	5,870,443
25	5407	125.63	36,623,784	3,433,480	33,190,304
	Total	2,846	782,810,769	333,530,014	449,280,755

Monte South - Titlis 3 (46th to 54th Floor)
Unsold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	4605	108.22	19,599,075
2	4606	108.22	19,599,075
3	4608	157.39	28,503,959
4	4703	116.32	21,066,017
5	4704	116.32	21,066,017
6	4705	87.45	15,837,545
7	4706	87.45	15,837,545
8	4707	125.63	22,752,096



9	4708	125.63	22,752,096
10	4803	116.32	21,066,017
11	4805	87.45	15,837,545
12	4808	125.63	22,752,096
13	4908	125.63	22,752,096
14	5003	116.32	21,066,017
15	5005	87.45	15,837,545
16	5008	125.63	22,752,096
17	5105	87.45	15,837,545
18	5106	87.45	15,837,545
19	5107	125.63	22,752,096
20	5108	125.63	22,752,096
21	5203	116.32	21,066,017
22	5204	116.32	21,066,017
23	5205	87.45	15,837,545
24	5306	87.45	15,837,545
25	5307	125.63	22,752,096
26	5308	125.63	22,752,096
27	5403	116.32	21,066,017
28	5405	87.45	15,837,545
29	5408	125.63	22,752,096
	Total	3,231.42	585,223,088



Annexure -3 Comparison between Balance Cost and Receivables

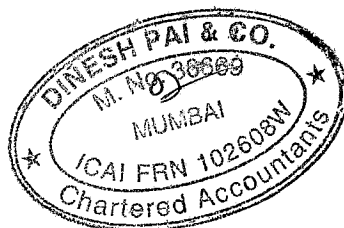
S.No.	Project Name	MONTE SOUTH TITLIS -3
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	909,776,631
2	Balance amount of receivables from sold apartments as per Annexure -1 of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	449,280,755
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), (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 - 2	3,231.42 585,223,088
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	1,034,503,843
5	(To Be Filled for Ongoing Projects only) 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 IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	 70% NA

Annexure -4 Designated Bank.Accounts Dctails:

Project Name		MONTE SOUTH TITLIS -3
Account Details		HDFC-57500000051502
Sr. No.	Particulars	Actual Amount till date (from start of bank account to till date)
1	Opening Balance	-
2	Deposits	333,530,014
3	Withdrawals	333,530,014
4	Closing Balance	-

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Annexure has been deposited in Designated RERA Bank Account

I hereby certified that Swayam Realtors and Traders LLP has utilised the required proportion of Money, as specified in the act, collected from allottees for this project only for land and construction of this project.

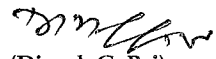


Annexure -5 Means of Finance

MahaRERA Regis. No.		P51800001681		
Project Name		MONTE SOUTH TITLIS -3		
Sr.No.	Particulars	Estimated cost	Proposed Estimated	Actual
		(At the tme of Registration)	(As on the date of the Certificate)	(on the date of certificate)
		(proposed & indicative)		
1	Own Fund			
2	Total Borrowed Fund (secured)			
	Drawdown availed till date	522,109,454	522,109,454	325,164,039
3	Total Borrowed Fund (Unsecured)			
	Drawdown availed till date	258,641,498	258,641,498	258,641,498
4	Customer Receipt used for the Projects	1,046,361,229	1,046,361,229	333,530,014
5	Total Fund for the Project			
6	Total Estimated cost of the Project	1,827,112,181	1,827,112,181	917,335,550

Any Comments/Observations of CA

Yours Faithfully,
For Dinesh Pai & Co.
CHARTERED ACCOUNTANTS


(Dinesh G. Pai)
Proprietor
(Membership Number 36669)
Place: Mumbai
Date: 07/01/2022
UDIN : 22036669ACZSHA6271

