



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 30.09.2020 - 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	8,59,83,495
	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 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	3,08,50,554	2,53,07,388
	Sub total of LAND COST	1,93,96,73,406	1,48,43,67,683
	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	23,66,48,315
	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	33,25,00,546
	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	40,22,77,758
	Sub Total of DEVELOPMENT COST	3,56,30,37,663	97,14,26,619
2	Total Estimated Cost of the Real Estate Project	5,50,27,11,068	
3	Total Cost Incurred of the Real Estate Project		2,45,57,94,301
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.		45%
6	Amount which can be withdrawn from Designated Account (Total estimated cost*Proportion of cost Incurred)		2,45,57,94,301
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		21,99,56,807
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		2,23,58,37,494

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 : 18/11/2020
UDIN - 20036669.AAAATD2951



(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)	3,04,69,16,767
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)	1,77,51,20,648
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)	8,984.62
(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	1,42,37,56,793
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	3,19,88,77,441
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 : 18/11/2020

UDIN -20036669AAAATD2951

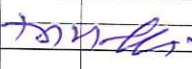


MONTE SOUTH PILATUS - 1 (Basement to 30th Floor)					
Sold Inventory					
Ready Recknor Rate as on the date of Certificate of the Residential Rs. 1,37,200/- per sq. mtrs.					
S.N.	Flat No.	Carpet area Sq. Mtr.	Total Consideration	Amount Collected	Balance Receivable
1	905	79.10	2,22,56,655	26,06,619	1,96,50,036
2	907	105.92	2,70,73,920	27,07,148	2,43,66,772
3	908	105.92	3,38,42,400	66,39,555	2,72,02,845
4	1001	86.65	3,06,19,400	29,79,208	2,76,40,192
5	1005	79.10	2,63,08,600	52,61,720	2,10,46,880
6	1006	79.10	2,23,62,310	44,29,867	1,79,32,443
7	1007	105.92	2,52,60,000	35,02,720	2,17,57,280
8	1008	105.92	2,52,60,000	43,06,292	2,09,53,708
9	1105	79.10	2,24,67,965	22,45,910	2,02,22,055
10	1107	105.92	1,67,84,719	25,54,858	1,42,29,861
11	1108	105.92	2,90,42,120	26,78,572	2,63,63,548
12	1205	79.10	2,25,73,620	22,35,863	2,03,37,757
13	1207	105.92	2,52,60,000	34,49,148	2,18,10,852
14	1208	105.92	2,74,63,680	27,20,212	2,47,43,468
15	1305	79.10	2,66,81,500	19,04,762	2,47,76,738
16	1306	79.10	2,26,79,275	27,13,874	1,99,65,401
17	1307	105.92	2,93,18,200	19,04,762	2,74,13,438
18	1308	105.92	2,52,60,000	34,82,828	2,17,77,172
19	1401	86.65	2,54,81,470	50,96,292	2,03,85,178
20	1407	105.92	1,67,84,719	4,76,190	1,63,08,528
21	1408	105.92	1,67,84,719	4,76,190	1,63,08,528
22	1501	86.65	3,13,17,900	23,80,952	2,89,36,948
23	1505	79.10	2,28,90,585	45,78,118	1,83,12,467
24	1507	105.92	2,52,60,000	27,75,000	2,24,85,000
25	1508	105.92	2,52,60,000	34,49,148	2,18,10,852
26	1607	105.92	2,53,81,800	34,66,038	2,19,15,762
27	1608	105.92	2,62,81,800	35,89,086	2,26,92,714
28	1701	86.65	2,20,64,550	27,08,333	1,93,56,217
29	1702	86.65	2,20,64,550	27,08,333	1,93,56,217
30	1705	79.10	2,71,78,700	54,35,741	2,17,42,959
31	1706	79.10	2,31,01,895	22,34,618	2,08,67,277
32	1707	105.92	1,67,84,719	26,79,357	1,41,05,362
33	1708	105.92	2,55,03,600	27,61,906	2,27,41,694
34	1805	79.10	2,32,07,550	46,41,511	1,85,66,039
35	1807	105.92	2,56,25,400	35,87,557	2,20,37,843
36	1808	105.92	2,56,25,400	35,53,389	2,20,72,011
37	1904	123.62	1,95,89,567	41,78,646	1,54,10,920
38	1905	79.10	1,25,34,661	19,80,000	1,05,54,661
39	1907	105.92	2,57,47,200	25,17,857	2,32,29,343
40	1908	105.92	2,57,47,200	35,16,706	2,22,30,494
41	2001	86.65	3,20,16,400	31,71,149	2,88,45,251
42	2005	79.10	1,25,34,661	9,52,381	1,15,82,280
43	2007	106.75	1,69,16,246	37,51,333	1,31,64,913
44	2008	106.75	1,69,16,246	28,60,952	1,40,55,293
45	2101	86.65	1,37,31,079	4,76,190	1,32,54,888
46	2106	79.10	2,76,75,900	27,41,232	2,49,34,668
47	2107	106.75	1,69,16,246	4,76,190	1,64,40,055
48	2108	106.75	3,18,16,605	30,56,122	2,87,60,483
49	2201	86.65	3,10,95,800	30,79,965	2,80,15,835
50	2207	106.75	3,76,01,400	37,05,282	3,38,96,118
51	2208	106.75	3,19,61,190	31,96,119	2,87,65,071
52	2305	79.10	1,25,34,661	4,76,190	1,20,58,470
53	2306	79.10	1,25,34,661	22,85,714	1,02,48,946
54	2307	106.75	1,69,16,246	4,76,190	1,64,40,055
55	2308	106.75	3,12,55,275	4,76,190	3,07,79,085
56	2401	86.65	3,13,75,200	31,07,639	2,82,67,561
57	2406	79.10	1,25,34,661	47,62,859	77,71,802
58	2407	106.75	2,75,63,175	8,57,143	2,67,06,032
59	2408	106.75	2,75,63,175	8,57,143	2,67,06,032
60	2501	86.65	1,37,31,079	3,80,952	1,33,50,127
61	2502	86.65	2,67,87,665	19,04,762	2,48,82,903
62	2503	124.20	3,25,73,250	33,33,334	2,92,39,916
63	2507	106.75	3,93,11,700	14,28,571	3,78,83,129
64	2508	106.75	1,69,16,246	28,57,143	1,40,59,103
65	2606	79.10	2,82,97,400	4,76,190	2,78,21,210
66	2607	106.75	3,82,91,100	38,09,524	3,44,81,576
67	2608	106.75	1,69,16,246	30,74,147	1,38,42,099
68	2701	86.65	1,37,31,079	4,76,190	1,32,54,888
69	2702	86.65	3,17,94,300	31,79,430	2,86,14,870
70	2707	106.75	3,72,61,200	36,23,242	3,36,37,958
71	2708	106.75	1,69,16,246	23,51,355	1,45,64,890
72	2801	86.65	2,71,43,900	27,00,000	2,44,43,900
73	2802	86.65	2,71,43,900	27,00,000	2,44,43,900
74	2807	106.75	1,69,16,246	24,76,190	1,44,40,055
75	2808	106.75	3,86,22,000	38,62,200	3,47,59,800
76	2901	86.65	1,37,31,079	4,76,190	1,32,54,888
77	2904	136.55	3,98,16,635	39,81,664	3,58,34,971
78	2905	79.10	2,43,69,755	24,13,767	2,19,55,988
79	2906	79.10	2,43,69,755	4,76,190	2,38,93,565
80	2907	106.75	1,69,16,246	18,14,286	1,51,01,960
81	3005	79.10	1,25,34,661	14,28,571	1,11,06,089
82	3006	79.10	2,87,94,600	28,52,036	2,59,42,564



		7,869.46	1,99,50,77,456	21,99,56,807	1,77,51,20,648
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.	Flat No.	Carpet Area (in sq.mtrs.)	Unit Consideration as per Ready Reckoner Rate (ASR)		
1	901	Refuge Flat	-		
2	902	Refuge Flat	-		
3	903	123.62	1,95,89,567		
4	904	123.62	1,95,89,567		
5	906	79.10	1,25,34,661		
6	1002	86.65	1,37,31,079		
7	1003	123.62	1,95,89,567		
8	1004	123.62	1,95,89,567		
9	1101	86.65	1,37,31,079		
10	1102	86.65	1,37,31,079		
11	1103	123.62	1,95,89,567		
12	1104	123.62	1,95,89,567		
13	1106	79.10	1,25,34,661		
14	1201	86.65	1,37,31,079		
15	1202	86.65	1,37,31,079		
16	1203	123.62	1,95,89,567		
17	1204	123.62	1,95,89,567		
18	1206	79.10	1,25,34,661		
19	1301	86.65	1,37,31,079		
20	1302	86.65	1,37,31,079		
21	1303	123.62	1,95,89,567		
22	1304	123.62	1,95,89,567		
23	1402	86.65	1,37,31,079		
24	1403	123.62	1,95,89,567		
25	1404	123.62	1,95,89,567		
26	1405	79.10	1,25,34,661		
27	1406	79.10	1,25,34,661		
28	1502	86.65	1,37,31,079		
29	1503	123.62	1,95,89,567		
30	1504	123.62	1,95,89,567		
31	1506	79.10	1,25,34,661		
32	1601	Refuge Flat	-		
33	1602	Refuge Flat	-		
34	1603	123.62	1,95,89,567		
35	1604	123.62	1,95,89,567		
36	1605	79.10	1,25,34,661		
37	1606	79.10	1,25,34,661		
38	1703	123.62	1,95,89,567		
39	1704	123.62	1,95,89,567		
40	1801	86.65	1,37,31,079		
41	1802	86.65	1,37,31,079		
42	1803	123.62	1,95,89,567		
43	1804	123.62	1,95,89,567		
44	1806	79.10	1,25,34,661		
45	1901	86.65	1,37,31,079		
46	1902	86.65	1,37,31,079		
47	1903	123.62	1,95,89,567		
48	1906	79.10	1,25,34,661		
49	2002	86.65	1,37,31,079		
50	2003	124.20	1,96,81,477		
51	2004	124.20	1,96,81,477		
52	2006	79.10	1,25,34,661		
53	2102	86.65	1,37,31,079		
54	2103	124.20	1,96,81,477		
55	2104	124.20	1,96,81,477		
56	2105	79.10	1,25,34,661		
57	2202	86.65	1,37,31,079		
58	2203	124.20	1,96,81,477		
59	2204	124.20	1,96,81,477		
60	2205	79.10	1,25,34,661		
61	2206	79.10	1,25,34,661		
62	2301	Refuge Flat	-		



	S.N.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)	
	63	2302	Refuge Flat	-	
	64	2303	124.20	1,96,81,477	
	65	2304	124.20	1,96,81,477	
	66	2402	86.65	1,37,31,079	
	67	2403	124.20	1,96,81,477	
	68	2404	124.20	1,96,81,477	
	69	2405	79.10	1,25,34,661	
	70	2504	124.20	1,96,81,477	
	71	2505	79.10	1,25,34,661	
	72	2506	79.10	1,25,34,661	
	73	2601	86.65	1,37,31,079	
	74	2602	86.65	1,37,31,079	
	75	2603	136.55	2,16,38,532	
	76	2604	136.55	2,16,38,532	
	77	2605	79.10	1,25,34,661	
	78	2703	136.55	2,16,38,532	
	79	2704	136.55	2,16,38,532	
	80	2705	79.10	1,25,34,661	
	81	2706	79.10	1,25,34,661	
	82	2803	136.55	2,16,38,532	
	83	2804	136.55	2,16,38,532	
	84	2805	79.10	1,25,34,661	
	85	2806	79.10	1,25,34,661	
	86	2902	86.65	1,37,31,079	
	87	2903	136.55	2,16,38,532	
	88	2908	106.75	1,69,16,246	
	89	3001	Refuge Flat	-	
	90	3002	Refuge Flat	-	
	91	3003	136.55	2,16,38,532	
	92	3004	136.55	2,16,38,532	
	93	3007	106.75	1,69,16,246	
	94	3008	106.75	1,69,16,246	
			8,984.62	1,42,37,56,793	
	Yours Faithfully				
	FOR DINESH PAI & CO.				
	CHARTERED ACCOUNTANTS				
					
	(DINESH G PAI)				
	PROPRIETOR				
	PLACE : MUMBAI				
	DATE : 18/11/2020				
	UDIN -20036669AAAATD2951				

