



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

DINESH PAI & Co.

CHARTERED ACCOUNTANTS

402, MARATHON CHAMBERS,
P. K. ROAD, PAANCH RASTA,
MULUND (W), MUMBAI 400 080.
TEL.: 2561 2890 / 91 / 93
CELL: 98200 76334 / 98204 48538
E-MAIL: d_gpai@hotmail.com
dinesh_gpai@yahoo.in

Form 3 (See Regulation 3)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

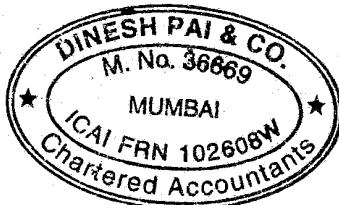
		Cost of Real Estate Project As on 30.06.2020 - MahaRERA Regis. No.	P51900001346	
		Project Name	MONTE SOUTH PILATUS-2	
S.No		Particular	Estimated Total Amount	Actual Total Amount
1	I	LAND COST		
		Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	875,374,382	875,374,382
	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	238,041,062	54,816,853
	c	Acquisition Cost of TDR (if any)	103,511,842	-
	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	19,668,080	16,134,159
		Sub total of LAND COST	1,236,595,366	946,325,393
	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	1,530,680,040	110,512,896
	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	341,026,109	211,257,881
	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	381,607,549	256,412,172
		Sub Total of DEVELOPMENT COST	2,253,313,697	578,182,949
2		Total Estimated Cost of the Real Estate Project	3,489,909,063	
3		Total Cost Incurred of the Real Estate Project		1,524,508,342
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.		44%
6		Amount which can be withdrawn from Designated Account (Total estimated cost*Proportion of cost incurred)		1,524,508,342
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		130,632,868
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,393,875,474

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

(DINESH G PAI)
PROPRIETOR
PLACE: MUMBAI
DATE: 12/08/2020
UDIN - 20036669AAAAI9838



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

	Project Name	MONTE SOUTH PILATUS-2
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)	1,965,400,721
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)	808,230,820.13
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)	9,556.99
(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	1,730,809,117
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	2,539,039,937
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
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Yours Faithfully

FOR DINESH PAI & CO.

CHARTERED ACCOUNTANTS

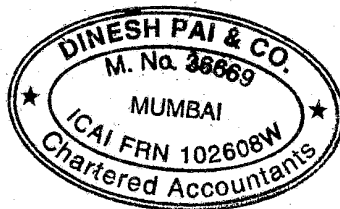
(DINESH G PAI)

PROPRIETOR

PLACE : MUMBAI

DATE : 12/08/2020

UDIN -20036669AAAAOI9838



MONTE SOUTH PILATUS -2 (31st To 45th 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	3101	112.74	20,417,665	2,723,822	17,693,843
2	3102	112.74	27,500,135	2,723,822	24,776,313
3	3105	107.56	28,918,900	2,864,349	26,054,551
4	3106	107.56	24,581,065	2,434,695	22,146,370
5	3107	157.88	28,592,700	3,294,567	25,298,133
6	3108	157.88	34,282,455	1,952,381	32,330,074
7	3202	112.74	27,618,880	2,735,585	24,883,295
8	3203	137.95	24,983,297	476,939	24,506,358
9	3205	107.56	19,479,546	380,952	19,098,594
10	3206	107.56	26,343,200	380,952	25,962,248
11	3207	157.88	40,502,400	19,047,619	21,454,781
12	3208	157.88	28,592,700	476,939	28,115,760
13	3304	137.95	46,447,500	32,902,402	13,545,098
14	3305	107.56	29,167,500	6,666,667	22,500,833
15	3306	107.56	24,792,375	7,189,789	17,602,586
16	3308	157.88	33,551,625	3,323,209	30,228,416
17	3402	112.74	20,417,665	476,190	19,941,474
18	3404	137.95	24,983,297	3,443,190	21,540,106
19	3405	107.56	24,898,030	3,809,524	21,088,506
20	3406	107.56	19,479,546	95,238	19,384,308
21	3407	157.88	28,592,700	3,293,362	25,299,338
22	3408	157.88	39,642,600	6,739,242	32,903,358
23	3501	112.74	24,683,900	476,190	24,207,710
24	3503	137.95	55,049,700	1,700,681	53,349,019
25	3504	137.95	52,349,700	1,201,814	51,147,886
26	3505	107.56	22,062,075	6,337,069	15,725,006
27	3506	107.56	19,479,546	952,381	18,527,165
28	3507	157.88	39,812,700	3,943,353	35,869,347
29	3508	157.88	33,840,795	3,351,850	30,488,945
30	3605	107.56	28,840,400	4,285,714	24,554,686
31	3606	107.56	19,479,546	476,190	19,003,356
32	3705	107.56	19,479,546	476,190	19,003,356
Total		4,073	938,863,688	130,632,868	808,230,820

MONTE SOUTH PILATUS -2 (31st To 45th 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	3103	137.95	24,983,297
2	3104	137.95	24,983,297
3	3201	112.74	20,417,665



4	3204	137.95	24,983,297
5	3301	112.74	20,417,665
6	3302	112.74	20,417,665
7	3303	137.95	24,983,297
8	3307	157.88	28,592,700
9	3401	112.74	20,417,665
10	3403	137.95	24,983,297
11	3502	112.74	20,417,665
12	3601	112.74	20,417,665
13	3602	112.74	20,417,665
14	3603	137.95	24,983,297
15	3604	137.95	24,983,297
16	3607	157.88	28,592,700
17	3608	157.88	28,592,700
18	3701	Refuge Flat	-
19	3702	Refuge Flat	-
20	3703	137.95	24,983,297
21	3704	137.95	24,983,297
22	3706	107.56	19,479,546
23	3707	157.88	28,592,700
24	3708	157.88	28,592,700
25	3801	112.74	20,417,665
26	3802	112.74	20,417,665
27	3803	137.95	24,983,297
28	3804	137.95	24,983,297
29	3805	107.56	19,479,546
30	3806	107.56	19,479,546
31	3807	157.88	28,592,700
32	3808	157.88	28,592,700
33	3901	112.74	20,417,665
34	3902	112.74	20,417,665
35	3903	137.95	24,983,297
36	3904	137.95	24,983,297
37	3905	107.56	19,479,546
38	3906	107.56	19,479,546
39	3907	157.88	28,592,700
40	3908	157.88	28,592,700
41	4003	137.95	24,983,297
42	4004	137.95	24,983,297
43	4005	107.56	19,479,546
44	4006	107.56	19,479,546
45	4007	157.88	28,592,700
46	4008	157.88	28,592,700
47	4103	137.95	24,983,297
48	4104	137.95	24,983,297

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49	4105	107.56	19,479,546
50	4106	107.56	19,479,546
51	4107	157.88	28,592,700
52	4108	157.88	28,592,700
53	4203	137.95	24,983,297
54	4204	137.95	24,983,297
55	4205	107.56	19,479,546
56	4206	107.56	19,479,546
57	4207	157.88	28,592,700
58	4208	157.88	28,592,700
59	4303	137.95	24,983,297
60	4304	137.95	24,983,297
61	4305	107.56	19,479,546
62	4306	107.56	19,479,546
63	4307	157.88	28,592,700
64	4308	157.88	28,592,700
65	4403	Refuge Flat	-
66	4404	Refuge Flat	-
67	4405	107.56	19,479,546
68	4406	107.56	19,479,546
69	4407	157.88	28,592,700
70	4408	157.88	28,592,700
71	4503	137.95	24,983,297
72	4504	137.95	24,983,297
73	4505	107.56	19,479,546
74	4506	107.56	19,479,546
75	4507	157.88	28,592,700
76	4508	157.88	28,592,700
		9,556.99	1,730,809,117

Yours Faithfully

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(Signature)

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