



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

DINESH PAI & Co.

CHARTERED ACCOUNTANTS

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

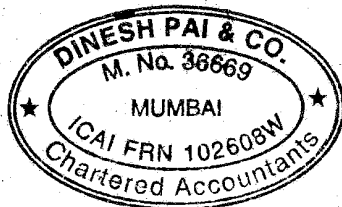
		Cost of Real Estate Project As on 30.06.2020 - Maharashtra Regis. No.	P51900001936	
		Project Name	MONTE SOUTH TITLIS - I	
S.No		Particular	Estimated Total Amount	Actual Total Amount
1	I	LAND COST		
		Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	1,432,358,850	1,432,358,850
	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	486,709,012	112,080,898
	c	Acquisition Cost of TDR (if any)	211,644,771	-
	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	40,214,204	32,988,596
		Sub total of LAND COST	2,170,926,836	1,577,428,344
	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	2,336,324,184	1,160,830,944
	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	521,241,693	310,100,385
	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	780,251,234	524,271,373
		Sub Total of DEVELOPMENT COST	3,637,817,111	1,995,202,702
2		Total Estimated Cost of the Real Estate Project	5,808,743,947	
3		Total Cost Incurred of the Real Estate Project		3,572,631,047
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.		62%
6		Amount which can be withdrawn from Designated Account (Total estimated cost*Proportion of cost incurred)		3,572,631,047
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		2,218,691,627
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,353,939,420

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 - 2003669AAAA06033



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

	Project Name	MONTE SOUTH TITLIS -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)	2,236,112,900
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)	1,322,708,037
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)	8,149.18
(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	1,377,203,516
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	2,699,911,554
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

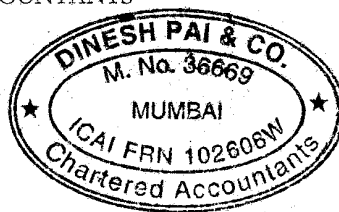
(DINESH G PAI)

PROPRIETOR

PLACE : MUMBAI

DATE : 12/08/2020

UDIN -20036669AAAAOE6033

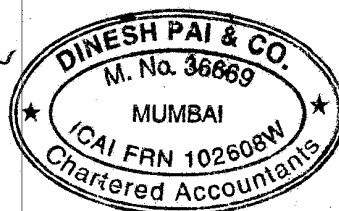


Monte South -Titlis 1 (Basement to 30th Floor)

Sold Inventory

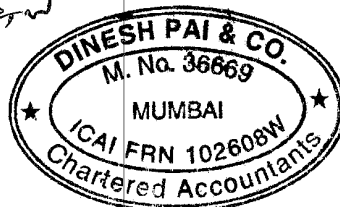
Sr. no.	Flat No.	Carpet area Sq. Mtr.	Total Consideration	Amount Collected	Balance Receivable
1	903	135.98	21,548,207	803,572	20,744,635
2	1002	111.58	17,681,636	803,572	16,878,064
3	1003	135.98	35,196,000	24,714,206	10,481,794
4	1102	111.58	32,787,500	22,766,979	10,020,521
5	1103	123.61	35,224,051	23,754,176	11,469,875
6	1104	123.61	35,224,051	24,624,592	10,599,459
7	1105	97.96	28,306,574	19,803,540	8,503,035
8	1106	97.96	28,306,574	19,791,693	8,514,882
9	1107	141.73	40,106,976	27,924,327	12,182,649
10	1201	104.28	28,423,500	17,401,926	11,021,574
11	1202	104.28	30,102,936	22,125,918	7,977,018
12	1203	123.61	31,080,000	30,480,000	600,000
13	1204	123.61	35,331,302	25,971,580	9,359,722
14	1206	97.96	28,391,549	20,863,069	7,528,480
15	1301	104.28	29,473,968	20,620,577	8,853,391
16	1302	104.28	29,473,968	20,619,934	8,854,034
17	1303	123.61	34,585,651	24,183,929	10,401,722
18	1304	123.61	33,625,651	23,322,508	10,303,143
19	1305	97.96	26,840,774	18,768,436	8,072,339
20	1306	106.83	16,928,764	6,964,286	9,964,479
21	1307	141.73	40,352,928	24,580,892	15,772,036
22	1308	141.73	40,352,928	21,666,493	18,686,435
23	1402	104.28	30,283,872	27,456,418	2,827,454
24	1403	104.28	34,692,902	24,287,302	10,405,600
25	1404	123.61	35,545,805	26,113,407	9,432,398
26	1405	123.61	28,707,168	21,252,550	7,454,618
27	1406	106.83	27,630,200	18,846,875	8,783,325
28	1501	106.83	30,374,340	29,435,370	938,970
29	1502	104.28	29,654,904	18,251,460	11,403,444
30	1503	104.28	34,800,154	24,334,439	10,465,715
31	1504	123.61	35,653,056	24,930,028	10,723,028
32	1505	123.61	27,970,723	21,857,878	6,112,846
33	1506	97.96	27,970,723	21,864,941	6,105,782
34	1507	155.88	40,100,000	17,947,131	22,152,869
35	1603	97.96	34,907,405	24,434,200	10,473,205
36	1604	123.61	34,907,405	24,434,317	10,473,088
37	1605	123.61	28,731,446	20,067,551	8,663,895
38	1606	97.96	26,774,338	19,670,394	7,103,944
39	1607	97.96	42,564,436	26,176,370	16,388,066
40	1608	104.28	31,844,767	19,576,284	12,268,483
41	1701	123.61	31,636,435	22,641,288	8,995,147
42	1702	123.61	29,835,840	19,707,132	10,128,708
43	1703	106.83	35,014,656	18,710,228	16,304,428
44	1704	97.96	35,014,656	18,676,327	16,338,329
45	1705	141.73	28,287,346	17,260,723	11,026,623
46	1706	141.73	28,816,421	20,070,786	8,745,635

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47	1707	104.28	4,08,26,880	2,68,62,990	1,39,63,890
48	1708	104.28	4,08,26,880	2,68,62,990	1,39,63,890
49	1801	123.61	2,99,26,308	2,18,39,625	80,86,683
50	1802	123.61	3,06,45,744	1,88,82,998	1,17,62,746
51	1803	97.96	3,59,74,810	2,79,69,576	80,05,234
52	1804	97.96	4,18,80,784	2,74,33,070	1,44,47,714
53	1805	141.73	2,89,01,395	2,26,43,355	62,58,041
54	1806	141.73	2,82,25,646	1,85,00,094	97,25,552
55	1807	132.09	3,99,89,856	1,45,33,008	2,54,56,848
56	1808	132.09	3,99,89,856	2,46,41,544	1,53,48,312
57	1901	132.09	2,81,64,005	1,67,29,419	1,14,34,586
58	1902	132.09	2,71,64,005	1,61,35,419	1,10,28,586
59	1903	151.12	2,97,92,000	1,14,83,254	1,83,08,746
60	1904	101.12	3,24,49,600	1,43,85,679	1,80,63,921
61	1906	151.12	2,75,30,886	1,92,71,622	82,59,264
62	2002	151.12	3,20,78,196	2,21,99,806	98,78,390
63	2003	151.12	3,80,22,500	1,90,10,857	1,90,11,643
64	2004	111.58	3,72,36,200	2,20,09,254	1,52,26,946
65	2006	135.98	2,79,69,920	1,87,30,623	92,39,297
66	2007	157.88	2,50,18,612	8,92,857	2,41,25,755
67	2102	137.95	4,24,74,136	2,85,63,974	1,39,10,162
68	2103	137.95	5,47,92,960	4,29,64,087	1,18,28,873
69	2104	107.56	3,81,27,150	2,55,16,379	1,26,10,771
70	2105	137.95	3,98,31,500	2,65,63,205	1,32,68,295
71	2106	107.56	2,96,12,475	2,11,83,292	84,29,183
72	2108	157.88	4,18,16,980	2,48,66,169	1,69,50,811
73	2203	137.95	3,88,61,774	2,34,18,167	1,54,43,607
74	2204	137.95	3,73,36,200	1,86,68,100	1,86,68,100
75	2207	151.12	4,11,04,200	1,88,39,286	2,22,64,914
76	2403	137.95	3,56,36,200	2,49,45,340	1,06,90,860
77	2404	112.74	3,84,06,505	3,38,63,988	45,42,517
78	2408	112.74	3,48,00,000	2,41,55,196	1,06,44,804
79	2502	137.95	3,09,03,200	1,82,65,998	1,26,37,202
80	2503	137.95	3,83,39,760	2,68,32,615	1,15,07,145
81	2504	107.56	4,05,16,939	2,52,16,218	1,53,00,721
82	2507	157.88	4,49,86,908	2,97,62,702	1,52,24,206
83	2508	157.88	4,56,01,890	3,03,28,582	1,52,73,308
84	2601	112.74	3,08,78,400	1,78,87,414	1,29,90,986
85	2602	112.74	3,17,19,600	1,90,31,760	1,26,87,840
86	2603	107.56	3,72,74,400	1,83,04,393	1,89,70,007
87	2604	107.56	3,72,74,400	1,88,04,251	1,84,70,149
88	2605	157.88	3,15,88,613	2,21,12,029	94,76,584
89	2606	157.88	2,78,81,500	1,55,96,921	1,22,84,579
90	2607	137.95	4,23,91,200	2,12,37,027	2,11,54,173
91	2608	137.95	4,24,21,600	1,97,59,663	2,26,61,937
92	2801	107.56	2,98,56,808	1,77,36,865	1,21,19,943
93	2802	157.88	2,89,56,808	1,72,37,758	1,17,19,050
94	2805	112.74	2,82,48,577	1,70,50,795	1,11,97,783
95	2806	106.83	2,93,53,800	2,05,23,881	88,29,919
96	2807	112.74	4,27,42,000	2,15,63,718	2,11,78,282
97	2808	157.88	4,22,03,200	2,11,01,600	2,11,01,600
98	2901	107.56	3,24,14,144	1,94,48,487	1,29,65,657
99	2902	112.74	3,12,30,264	1,87,38,159	1,24,92,105
100	2903	112.74	3,54,08,800	1,63,20,145	1,90,88,655
101	2904	112.74	3,54,08,800	1,75,82,311	1,78,26,489

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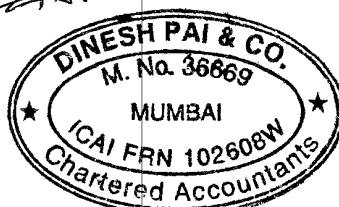
102	2905	157.88	2,80,66,750	1,40,33,376	1,40,33,374
103	2906	157.88	2,73,46,750	1,36,73,465	1,36,73,285
104	2907	106.83	4,06,09,800	2,47,68,616	1,58,41,184
105	2908	111.58	4,12,96,102	2,06,48,052	2,06,48,050
Total		12,956	3,54,13,99,664	2,21,86,91,627	1,32,27,08,037

Monte South -Titlis 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.

Sr. No.	Flat No.	Carpet area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	901	Refuge	-
2	902	Refuge	-
3	904	135.98	2,15,48,207
4	905	106.83	1,69,28,764
5	906	106.83	1,69,28,764
6	907	155.88	2,47,01,680
7	908	155.88	2,47,01,680
8	1001	111.58	1,76,81,636
9	1004	135.98	2,15,48,207
10	1005	106.83	1,69,28,764
11	1006	106.83	1,69,28,764
12	1007	155.88	2,47,01,680
13	1008	155.88	2,47,01,680
14	1101	111.58	1,85,23,619
15	1108	155.88	2,58,77,951
16	1205	106.83	1,77,34,896
17	1207	155.88	2,58,77,951
18	1208	155.88	2,58,77,951
19	1401	104.28	1,73,10,917
20	1407	155.88	2,58,77,951
21	1408	155.88	2,58,77,951
22	1508	155.88	2,58,77,951
23	1905	106.83	1,77,34,896
24	1907	155.88	2,58,77,951
25	1908	155.88	2,58,77,951
26	2001	112.74	1,87,16,193
27	2005	107.56	1,78,56,251
28	2008	157.88	2,62,09,975
29	2101	112.74	1,95,66,929
30	2107	107.56	1,86,67,898
31	2201	112.74	1,95,66,929
32	2202	112.74	1,95,66,929
33	2205	107.56	1,86,67,898
34	2206	107.56	1,86,67,898
35	2208	151.12	2,62,27,259
36	2301	Refuge	-
37	2302	Refuge	-
38	2303	137.95	2,39,42,326

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39	2304	137.95	2,39,42,326
40	2305	107.56	1,86,67,898
41	2306	107.56	1,86,67,898
42	2307	157.88	2,74,01,337
43	2308	157.88	2,74,01,337
44	2401	112.74	1,95,66,929
45	2402	112.74	1,95,66,929
46	2405	107.56	1,86,67,898
47	2406	107.56	1,86,67,898
48	2407	157.88	2,74,01,337
49	2501	112.74	1,95,66,929
50	2505	107.56	1,86,67,898
51	2506	107.56	1,86,67,898
52	2701	112.74	1,95,66,929
53	2702	112.74	1,95,66,929
54	2703	137.95	2,39,42,326
55	2704	137.95	2,39,42,326
56	2705	107.56	1,86,67,898
57	2706	107.56	1,86,67,898
58	2707	157.88	2,74,01,337
59	2708	157.88	2,74,01,337
60	2803	137.95	2,39,42,326
61	2804	137.95	2,39,42,326
62	3001	Refuge	-
63	3002	Refuge	-
64	3003	137.95	2,39,42,326
65	3004	137.95	2,39,42,326
66	3005	107.56	1,86,67,898
67	3006	107.56	1,86,67,898
68	3007	157.88	2,74,01,337
69	3008	157.88	2,74,01,337
Total		8,149.18	1,37,72,03,516

Yours Faithfully

FOR DINESH PAI & CO.

CHARTERED ACCOUNTANTS

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(DINESH G PAI)

PROPRIETOR

PLACE : MUMBAI

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