



DINESH PAI & Co.

CHARTERED ACCOUNTANTS

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

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

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

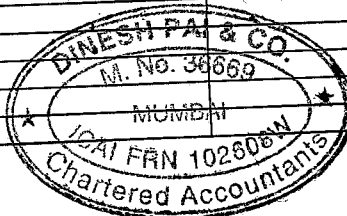
To,
Swayam Realtors and Traders LLP
Marathon Future x,
NM Joshi Marg, Lower Parel
Mumbai -400013

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)

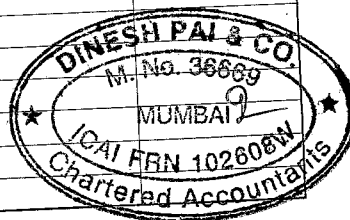
		MahaRERA Regis. No.	P51800002818	
		Project Name	MONTE SOUTH PILATUS-3	
S.No	Particular	Estimated Cost	Actual Cost	
1	LAND COST			
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	276,121,123	276,121,123	
	(b) Estimated Amount of Premium payable to obtain development rights. 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.	141,924,039	124,444,134	
	(c) Estimated Acquisition cost of TDR (if any).	61,715,481	-	
	(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.	14,058,078	13,124,082	
	iv. Any other cost including interest estimated on the borrowing done specifically fin construction of rehabilitation component	-	-	
	Sub total of LAND COST	493,818,721	413,689,340	
2	Development Cost / Cost of Construction of Building	732,979,058	83,003,860	
	(a) Estimated Cost of Construction as certified by Engineer.			
	(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.	164,259,068	135,608,386	
	(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.	365,905,278	297,417,359	
	Sub Total of DEVELOPMENT COST	1,263,143,404	516,029,604	
	Total Cost of the Project (1+2)	1,756,962,125	929,718,944	
3	Total Cost of the Project (Actual incurred as on date of certificate)		53%	
4	Proportion of the Cost incurred on Land Cost and Construction		929,718,944	
5	Amount which can be withdrawn from the Designated Account.		-	
6	Less: Amount withdrawn till date of this certificate from the Designated Account		929,718,944	
7	Net Amount which can be withdrawn from the Designated Bank			



Annexure -1 :- Statement for calculation of Receivables from the Sales of the Real Estate Project
MONTE SOUTH PILATUS-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	4603	119.17	22,445,765
2	4604	119.69	22,543,707
3	4605	79.48	14,970,122
4	4606	79.13	14,904,199
5	4607	106.37	20,034,875
6	4608	106.33	20,027,341
7	4703	119.17	22,445,765
8	4704	119.69	22,543,707
9	4705	79.48	14,970,122
10	4706	79.13	14,904,199
11	4707	106.37	20,034,875
12	4708	106.33	20,027,341
13	4803	119.17	22,445,765
14	4804	119.69	22,543,707
15	4805	79.48	14,970,122
16	4806	79.13	14,904,199
17	4807	106.37	20,034,875
18	4808	106.33	20,027,341
19	4903	119.17	22,445,765
20	4904	119.69	22,543,707
21	4905	79.48	14,970,122
22	4906	79.13	14,904,199
23	4907	106.37	20,034,875
24	4908	106.33	20,027,341
25	5003	119.17	22,445,765
26	5004	119.69	22,543,707
27	5005	79.48	14,970,122
28	5006	79.13	14,904,199
29	5007	106.37	20,034,875
30	5008	Refuge	-
31	5103	119.17	22,445,765
32	5104	119.69	22,543,707
33	5105	79.48	14,970,122
34	5106	79.13	14,904,199
35	5107	106.37	20,034,875
36	5108	106.33	20,027,341
37	5203	119.17	22,445,765
38	5204	119.69	22,543,707
39	5205	79.48	14,970,122
40	5206	79.13	14,904,199
41	5207	106.37	20,034,875
42	5208	106.33	20,027,341
43	5303	119.17	22,445,765
44	5304	119.69	22,543,707
45	5305	79.48	14,970,122
46	5306	79.13	14,904,199
47	5307	106.37	20,034,875
48	5308	106.33	20,027,341
49	5403	119.17	22,445,765
50	5404	119.69	22,543,707
51	5405	79.48	14,970,122
52	5406	79.13	14,904,199
53	5407	106.37	20,034,875
54	5408	106.33	20,027,341
		5,385.20	1,014,306,728



Annexure -3 Comparison between Balance Cost and Receivables

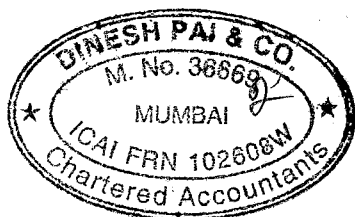
S.No.	Project Name	MONTE SOUTH PILATUS-3
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	827,243,181
2	Balance amount of receivables from sold apartments as per Annexure -1 of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	-
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	5,385.20 1,014,306,728
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	1,014,306,728
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 PILATUS -3
Account Details		HDFC-57500000051593
Sr. No.	Particulars	Actual Amount (from 01.10.2022 to 31.12.2022)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
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.		P51800002818		
Project Name		MONTE SOUTH PILATUS -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)	211,266,780	440,979,692	440,979,692
	Drawdown availed till date			
3	Total Borrowed Fund (Unsecured)	638,026,849	488,739,252	488,739,252
	Drawdown availed till date	1,876,359,909	827,243,181	-
4	Customer Receipt used for the Projects			
5	Total Fund for the Project	2,725,653,538	1,756,962,125	929,718,944
6	Total Estimated cost of the Project			

Any Comments/Observations of CA

Yours Faithfully,
For Dinesh Pai & Co.
CHARTERED ACCOUNTANTS


(Dinesh G. Pai)
Proprietor
(Membership Number 36669)
Place: Mumbai
Date: 06/01/2023
UDIN: 23036669BGUXYM5665

