



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
E-MAIL: d_gpai@hotmail.com
dinesh_gpai@yahoo.in

CHARTERED ACCOUNTANT'S CERTIFICATE

Form 3 (See Regulation 3)

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

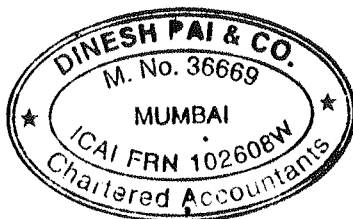
		Cost of Real Estate Project As on 31.12.2018 - MahaRERA Regis. No.	P51800001585	
		Project Name	MONTE SOUTH PILATUS-1	
S.No		Particular	Estimated Total Amount	Actual Total Amount
1	I	LAND COST		
		Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	1,514,767,404	1,514,767,404
	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	481,213,296	87,033,756
	c	Acquisition Cost of TDR (if any)	209,254,966	-
	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	53,032,892	42,094,237
Sub total of LAND COST			2,258,268,559	1,643,895,398
	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	2,431,935,314	187,459,232
	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	483,375,226	297,956,065
	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	374,789,131	346,892,621
Sub Total of DEVELOPMENT COST			3,290,099,671	832,307,918
2		Total Estimated Cost of the Real Estate Project	5,548,368,229	
3		Total Cost Incurred of the Real Estate Project		2,476,203,316
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)		2,476,203,316
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		28,392,853
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		2,447,810,463

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.

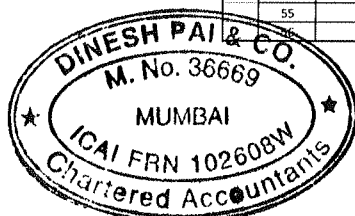
Yours Faithfully
FOR DINESH PAI & CO.
CHARTERED ACCOUNTANTS

Dinesh G. Pai
(DINESH G. PAI)
PROPRIETOR

PLACE : MUMBAI
DATE : 31/01/2019

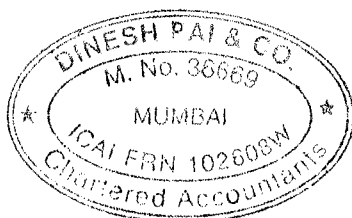


MONTE SOUTH PILATUS - 1 (Basement to 30th Floor)					
Unsold Inventory					
Ready Recknor Rate as on the date of Certificate of the Residential Rs. 1,37,200/- per sq. mtrs.					
S.N.	Fiat No.	Carpet area Sq. Mtr.	Total Consideration	Amount Collected	Balance Receivable
1	907	155.88	24,701,680	803,571	23,898,109
2	908	155.88	24,701,680	803,571	23,898,109
3	1001	155.88	24,701,680	803,571	23,898,109
4	1007	155.88	24,701,680	803,571	23,898,109
5	1008	155.88	24,701,680	803,571	23,898,109
6	1101	111.58	18,523,619	803,572	17,720,047
7	1107	155.88	25,877,951	803,572	25,074,379
8	1108	155.88	25,877,951	2,678,572	23,199,378
9	1201	111.58	23,790,000	803,571	22,986,429
10	1202	111.58	18,523,619	803,571	17,720,048
11	1207	155.88	25,877,951	803,571	25,074,380
12	1208	155.88	25,877,951	803,572	25,074,379
13	1301	111.58	34,004,422	803,572	33,200,850
14	1307	155.88	25,877,951	803,571	25,074,380
15	1308	155.88	27,900,000	803,571	27,096,429
16	1407	155.88	25,877,951	803,571	25,074,379
17	1408	155.88	25,877,951	803,571	25,074,379
18	1507	155.88	25,877,951	803,571	25,074,380
19	1508	155.88	27,900,000	803,571	27,096,429
20	1607	155.88	25,877,951	803,571	25,074,380
21	1608	155.88	25,877,951	803,571	25,074,380
22	1701	111.58	18,523,619	803,571	17,720,048
23	1702	111.58	18,523,619	803,571	17,720,048
24	1707	155.88	25,877,951	803,571	25,074,379
25	1708	155.88	25,877,951	803,571	25,074,379
26	1801	111.58	18,523,619	803,571	17,720,048
27	1804	135.98	22,574,312	803,572	21,770,740
28	1807	155.88	26,305,000	803,571	27,501,429
29	1808	155.88	25,877,951	803,571	25,074,380
30	1901	111.58	34,920,022	803,572	34,116,450
31	1904	135.98	22,574,312	803,571	21,770,740
32	1907	155.88	25,877,951	803,571	25,074,380
33	1908	155.88	28,440,000	803,571	27,636,429
		4,749.84	828,825,871	28,392,853	800,433,017
Monte South - Tittis 3 (46th to 54th Floor)					
Unsold Inventory					
Ready Recknor Rate as on the date of Certificate of the Residential Rs. 1,37,200/- per sq. mtrs.					
S.N.	Fiat No.	Carpet Area (In sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)		
1	901	Refuge Flat			
2	902	Refuge Flat			
3	903	135.98	21,548,207		
4	904	135.98	21,548,207		
5	905	106.83	16,928,764		
6	906	106.83	16,928,764		
7	1002	111.58	17,881,636		
8	1003	135.98	21,548,207		
9	1004	135.98	21,548,207		
10	1005	106.83	16,928,764		
11	1006	106.83	16,928,764		
12	1102	111.58	18,523,619		
13	1103	135.98	22,574,312		
14	1104	135.98	22,574,312		
15	1105	106.83	17,734,896		
16	1106	106.83	17,734,896		
17	1203	135.98	22,574,312		
18	1204	135.98	22,574,312		
19	1205	106.83	17,734,896		
20	1206	106.83	17,734,896		
21	1302	111.58	18,523,619		
22	1303	135.98	22,574,312		
23	1304	135.98	22,574,312		
24	1305	106.83	17,734,896		
25	1306	106.83	17,734,896		
26	1401	111.58	18,523,619		
27	1402	111.58	18,523,619		
28	1403	135.98	22,574,312		
29	1404	135.98	22,574,312		
30	1405	106.83	17,734,896		
31	1406	106.83	17,734,896		
32	1501	111.58	18,523,619		
33	1502	111.58	18,523,619		
34	1503	135.98	22,574,312		
35	1504	135.98	22,574,312		
36	1505	106.83	17,734,896		
37	1506	106.83	17,734,896		
38	1601	Refuge Flat			
39	1602	Refuge Flat			
40	1603	135.98	22,574,312		
41	1604	135.98	22,574,312		
42	1605	106.83	17,734,896		
43	1606	106.83	17,734,896		
44	1703	135.98	22,574,312		
45	1704	135.98	22,574,312		
46	1705	106.83	17,734,896		
47	1706	106.83	17,734,896		
48	1802	111.58	18,523,619		
49	1803	135.98	22,574,312		
50	1805	106.83	17,734,896		
51	1806	106.83	17,734,896		
52	1902	111.58	18,523,619		
53	1903	135.98	22,574,312		
54	1905	106.83	17,734,896		
55	1906	106.83	17,734,896		
56	2001	112.74	18,716,193		



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S.N.	Flat No.	Carpet Area (In sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)		
57	2002	112.74	18,716,193		
58	2003	137.95	22,901,355		
59	2004	137.95	22,901,355		
60	2005	107.56	17,856,251		
61	2006	107.56	17,856,251		
62	2007	157.88	26,209,975		
63	2008	157.88	26,209,975		
64	2101	112.74	19,566,929		
65	2102	112.74	19,566,929		
66	2103	137.95	23,942,326		
67	2104	137.95	23,942,326		
68	2105	107.56	18,667,898		
69	2106	107.56	18,667,898		
70	2107	157.88	27,401,337		
71	2108	157.88	27,401,337		
72	2201	112.74	19,566,929		
73	2202	112.74	19,566,929		
74	2203	137.95	23,942,326		
75	2204	137.95	23,942,326		
76	2205	107.56	18,667,898		
77	2206	107.56	18,667,898		
78	2207	157.88	27,401,337		
79	2208	157.88	27,401,337		
80	2301	Refuge Flat	-		
81	2302	Refuge Flat	-		
82	2303	137.95	23,942,326		
83	2304	137.95	23,942,326		
84	2305	107.56	18,667,898		
85	2306	107.56	18,667,898		
86	2307	157.88	27,401,337		
87	2308	157.88	27,401,337		
88	2401	112.74	19,566,929		
89	2402	112.74	19,566,929		
90	2403	137.95	23,942,326		
91	2404	137.95	23,942,326		
92	2405	107.56	18,667,898		
93	2406	107.56	18,667,898		
94	2407	157.88	27,401,337		
95	2408	157.88	27,401,337		
96	2501	112.74	19,566,929		
97	2502	112.74	19,566,929		
98	2503	137.95	23,942,326		
99	2504	137.95	23,942,326		
100	2505	107.56	18,667,898		
101	2506	107.56	18,667,898		
102	2507	157.88	27,401,337		
103	2508	157.88	27,401,337		
104	2601	112.74	19,566,929		
105	2602	112.74	19,566,929		
106	2603	137.95	23,942,326		
107	2604	137.95	23,942,326		
108	2605	107.56	18,667,898		
109	2606	107.56	18,667,898		
110	2607	157.88	27,401,337		
111	2608	157.88	27,401,337		
112	2701	112.74	19,566,929		
113	2702	112.74	19,566,929		
114	2703	137.95	23,942,326		
115	2704	137.95	23,942,326		
116	2705	107.56	18,667,898		
117	2706	107.56	18,667,898		
118	2707	157.88	27,401,337		
119	2708	157.88	27,401,337		
120	2801	112.74	19,566,929		
121	2802	112.74	19,566,929		
122	2803	137.95	23,942,326		
123	2804	137.95	23,942,326		
124	2805	107.56	18,667,898		
125	2806	107.56	18,667,898		
126	2807	157.88	27,401,337		
127	2808	157.88	27,401,337		
128	2901	112.74	19,566,929		
129	2902	112.74	19,566,929		
130	2903	137.95	23,942,326		
131	2904	137.95	23,942,326		
132	2905	107.56	18,667,898		
133	2906	107.56	18,667,898		
134	2907	157.88	27,401,337		
135	2908	157.88	27,401,337		
136	3001	Refuge Flat	-		
137	3002	Refuge Flat	-		
138	3003	137.95	23,942,326		
139	3004	137.95	23,942,326		
140	3005	107.56	18,667,898		
141	3006	107.56	18,667,898		
142	3007	157.88	27,401,337		
143	3008	157.88	27,401,337		
		16,977.96	2,884,865,229		
Yours Faithfully					
FOR DINESH PAI & CO.					
CHARTERED ACCOUNTANTS					
					
(DINESH G. PAI)					
PROPRIETOR					
PLACE : MUMBAI					
DATE : 31/01/2019					



(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)	3,072,164,913
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)	800,433,017
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)	16,977.96
(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	2,884,865,229
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	3,685,298,247
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 : 31/01/2019

