



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

DINESH PAI & Co.

CHARTERED ACCOUNTANTS

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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 30.09.2019 - MahaRERA Regis. No.		PS 1800002818	
Project Name		MONTE SOUTH PILATUS-3	
S.No	Particular	Estimated Total Amount	Actual Total Amount
1	LAND COST		
	Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	373,167,391	373,167,391
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	122,356,903	28,176,736
c	Acquisition Cost of TDR (if any)	53,206,737	-
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	17,388,127	8,293,215
	Sub total of LAND COST	566,119,158	409,637,342
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	732,979,058	54,111,051
ii	On-Site expenditure for development of entire project excluding cost of construction as per (i) 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	163,318,072	95,160,466
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	196,152,366	99,300,369
	Sub Total of DEVELOPMENT COST	1,092,449,496	248,571,887
2	Total Estimated Cost of the Real Estate Project	1,658,568,654	
3	Total Cost Incurred of the Real Estate Project		658,209,229
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.		40%
6	Amount which can be withdrawn from Designated Account (Total estimated cost*Proportion of cost incurred)		658,209,229
7	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		658,209,229

This certificate is being issued for RERA compliance for the LLP W/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

(Signature)
(DINESH G. PAI)
PROPRIETOR
PLACE : MUMBAI
DATE : 06/01/2020
UDIN - 20036669AAAA8E1869



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

	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) (calculated as per the Form IV)	1,000,359,425
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)	-
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)	6,985.12
(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	1,265,033,172
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	1,265,033,172
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 : 06/01/2020

UDIN - 20036669AAAAABE1869



MONTE SOUTH PILATUS-3 (45th to 54th 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	4603	137.95	24,983,297
2	4604	137.95	24,983,297
3	4605	107.56	19,479,546
4	4606	107.56	19,479,546
5	4607	157.88	28,592,700
6	4608	157.88	28,592,700
7	4703	137.95	24,983,297
8	4704	137.95	24,983,297
9	4705	107.56	19,479,546
10	4706	107.56	19,479,546
11	4707	157.88	28,592,700
12	4708	157.88	28,592,700
13	4803	137.95	24,983,297
14	4804	137.95	24,983,297
15	4805	107.56	19,479,546
16	4806	107.56	19,479,546
17	4807	157.88	28,592,700
18	4808	157.88	28,592,700
19	4903	137.95	24,983,297
20	4904	137.95	24,983,297
21	4905	107.56	19,479,546
22	4906	107.56	19,479,546
23	4907	157.88	28,592,700
24	4908	157.88	28,592,700
25	5003	137.95	24,983,297
26	5004	137.95	24,983,297
27	5005	107.56	19,479,546
28	5006	107.56	19,479,546
29	5007	157.88	28,592,700
30	5008	157.88	28,592,700
31	5103	Refuge Flat	-
32	5104	Refuge Flat	-
33	5105	107.56	19,479,546
34	5106	107.56	19,479,546
35	5107	157.88	28,592,700
36	5108	157.88	28,592,700
37	5203	137.95	24,983,297
38	5204	137.95	24,983,297
39	5205	107.56	19,479,546
40	5206	107.56	19,479,546
41	5207	157.88	28,592,700
42	5208	157.88	28,592,700
43	5303	137.95	24,983,297
44	5304	137.95	24,983,297
45	5305	107.56	19,479,546
46	5306	107.56	19,479,546
47	5307	157.88	28,592,700
48	5308	157.88	28,592,700
49	5403	137.95	24,983,297
50	5404	137.95	24,983,297
51	5405	107.56	19,479,546
52	5406	107.56	19,479,546
53	5407	157.88	28,592,700
54	5408	157.88	28,592,700
		6,985.12	1,265,033,172
Yours Faithfully			
FOR DINESH PAI & CO.			
CHARTERED ACCOUNTANTS			
			
(DINESH G. PAI)			
PROPRIETOR			
PLACE : MUMBAI			
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