

KAUSHIK SHAHUKAR & CO
CHARTERED ACCOUNTANTS

OFF: A/401, MAITRI RESIDENCY-II, NEAR POISAR GYMKHANNA, KANDIVALI (W), MUMBAI-400067

E-mail: kaushikshahukar@gmail.com

PH: +91-9892942721, 7021874659, 28632686



CHARTERED ACCOUNTANT'S CERTIFICATE

PROJECT - MONTE SOUTH PILATUS - 3

Cost of Real Estate Project as on 30.06.2018 - MahaRERA Regis. No. -P51800002818

Sr. No.	Particulars	Estimated Total Amount	Actual Total Amount
1			
i.	LAND COST		
a.	Acquisition Cost of Land or Development Rights , lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	1,46,17,73,464	1,46,17,73,464
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	16,92,16,587	3,04,22,534
c.	Acquisition cost of TDR (if any)	7,35,83,609	-
d.	Amounts 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; and	-	-
e.	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) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-
	(iii) 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,	-	-
	(iv) 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.	1,39,81,476	1,35,33,559
	SUB TOTAL OF LAND COST	1,71,85,55,136	1,50,57,29,557



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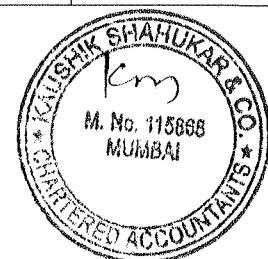
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ii.	Development Cost/ Cost of Construction		
a.	(i) Estimated Cost of Construction as certified by Engineer	73,29,79,058	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		-
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	14,88,57,666	8,26,26,425
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.		
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	13,17,92,987	11,36,07,500
	SUB TOTAL OF DEVELOPMENT COST	1,01,36,29,711	19,62,33,925
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	2,73,21,84,848	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		1,70,19,63,482
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 Cost. (3/2 %)		62%
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		1,70,19,63,482
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		-
	Net Amount which can be withdrawn from the designated Bank Account under this certificate		1,70,19,63,482



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This certificate is being issued for RERA compliance for **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 Company.

For Kaushik Shahukar & Co.
Chartered Accountants
FRN: 133512

K. Shahukar

Proprietor
Membership No. - 115868



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Additional Information for ongoing project:

Sr. No.	Particulars	Amount (In Cr.)
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,03,02,21,366
2.	Balance amount of receivables from sold apartments Refer – Annexure A (Part 1)	-
3.	(i) Balance Unsold area (Carpet Area in Sq Mtr) (ii) Estimated amount of sales proceeds in respect of unsold apartments Refer – Annexure A (Part 2) based on Ready Reckoner Rate	6,985.12 1,26,50,33,172
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	1,26,50,33,172
5.	Amount to be deposited in Designated Account – 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables 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

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Annexure A (Part-1)

Monte South Pilatus – 3 (46th to 54th Floor)
Sold Inventory - Nil

Annexure A (Part-2)

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	137.95	2,49,83,297
2	4604	137.95	2,49,83,297
3	4605	107.56	1,94,79,546
4	4606	107.56	1,94,79,546
5	4607	157.88	2,85,92,700
6	4608	157.88	2,85,92,700
7	4703	137.95	2,49,83,297
8	4704	137.95	2,49,83,297
9	4705	107.56	1,94,79,546
10	4706	107.56	1,94,79,546
11	4707	157.88	2,85,92,700
12	4708	157.88	2,85,92,700
13	4803	137.95	2,49,83,297
14	4804	137.95	2,49,83,297
15	4805	107.56	1,94,79,546
16	4806	107.56	1,94,79,546
17	4807	157.88	2,85,92,700
18	4808	157.88	2,85,92,700
19	4903	137.95	2,49,83,297
20	4904	137.95	2,49,83,297
21	4905	107.56	1,94,79,546
22	4906	107.56	1,94,79,546
23	4907	157.88	2,85,92,700
24	4908	157.88	2,85,92,700
25	5003	137.95	2,49,83,297
26	5004	137.95	2,49,83,297
27	5005	107.56	1,94,79,546
28	5006	107.56	1,94,79,546



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29	5007	157.88	2,85,92,700
30	5008	157.88	2,85,92,700
31	5103	Refuge Flat	-
32	5104	Refuge Flat	-
33	5105	107.56	1,94,79,546
34	5106	107.56	1,94,79,546
35	5107	157.88	2,85,92,700
36	5108	157.88	2,85,92,700
37	5203	137.95	2,49,83,297
38	5204	137.95	2,49,83,297
39	5205	107.56	1,94,79,546
40	5206	107.56	1,94,79,546
41	5207	157.88	2,85,92,700
42	5208	157.88	2,85,92,700
43	5303	137.95	2,49,83,297
44	5304	137.95	2,49,83,297
45	5305	107.56	1,94,79,546
46	5306	107.56	1,94,79,546
47	5307	157.88	2,85,92,700
48	5308	157.88	2,85,92,700
49	5403	137.95	2,49,83,297
50	5404	137.95	2,49,83,297
51	5405	107.56	1,94,79,546
52	5406	107.56	1,94,79,546
53	5407	157.88	2,85,92,700
54	5408	157.88	2,85,92,700
	Total	6,985.12	1,26,50,33,172

