



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.		PS1800001779	
Project Name		MONTE SOUTH TITLIS - 2	
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	957,403,859	957,403,859
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	313,920,706	72,290,658
c	Acquisition Cost of TDR (if any)	136,508,004	-
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	44,611,239	21,277,197
	Sub total of LAND COST	1,492,443,808	1,050,971,713
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	1,491,658,090	518,130,782
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	334,351,371	187,692,007
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	503,251,454	254,766,517
	Sub Total of DEVELOPMENT COST	2,329,260,916	960,589,306
2	Total Estimated Cost of the Real Estate Project	3,781,704,723	
3	Total Cost Incurred of the Real Estate Project		2,011,561,020
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.		53%
6	Amount which can be withdrawn from Designated Account (Total estimated cost*Proportion of cost Incurred)		2,011,561,020
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		792,126,279
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,219,434,741

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

(Signature)
(DINESH G. PAI)
PROPRIETOR
PLACE : MUMBAI
DATE : 06/01/2020
UDIN - 20036669AAAA82727



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

	Project Name	MONTE SOUTH TITLIS -2
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)	1,770,143,704
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)	1,041,777,769
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)	6,961.33
(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	1,260,724,708
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	2,302,502,477
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 - 20036669AAAABB2727



Monte South - Titlis 2 (31st To 45th Floor)
Sold Inventory

Sr. no.	Flat No.	Carpet area Sq. Mtr.	Total Consideration	Amount Collected	Balance Receivable
1	3101	112.74	30,980,880	13,321,778	17,659,102
2	3102	112.74	32,342,800	20,004,420	12,338,380
3	3104	137.95	39,002,560	19,449,225	19,553,335
4	3105	107.56	19,479,546	803,571	18,675,975
5	3107	157.88	43,547,000	27,020,529	16,526,471
6	3108	157.88	43,547,000	28,221,024	15,325,976
7	3203	137.95	38,450,580	1,696,429	36,754,151
8	3204	137.95	38,556,800	16,630,470	21,926,330
9	3206	107.56	29,104,150	17,462,489	11,641,661
10	3207	157.88	42,645,000	21,321,487	21,323,514
11	3303	137.95	49,094,200	995,716	48,098,484
12	3304	137.95	49,094,200	995,716	48,098,484
13	3307	157.88	42,645,000	21,322,582	21,322,418
14	3401	112.74	31,241,840	13,433,993	17,807,847
15	3402	112.74	32,031,200	13,773,416	18,257,784
16	3404	137.95	38,770,474	16,956,453	21,814,021
17	3405	107.56	28,972,500	14,489,189	14,483,311
18	3407	157.88	42,645,000	21,508,357	21,136,643
19	3408	157.88	42,645,000	21,512,880	21,132,120
20	3501	112.74	32,082,840	13,795,619	18,287,221
21	3504	137.95	38,784,200	16,677,206	22,106,994
22	3505	107.56	29,291,200	14,895,897	14,395,303
23	3506	107.56	29,479,450	12,676,165	16,803,285
24	3507	157.88	44,273,790	26,277,754	17,996,036
25	3508	157.88	46,485,800	27,642,450	18,843,350
26	3601	112.74	31,241,840	13,433,993	17,807,847
27	3606	107.56	29,265,300	12,692,303	16,572,997
28	3608	157.88	40,095,500	19,821,429	20,274,071
29	3704	137.95	39,405,660	3,905,383	35,500,277
30	3707	157.88	43,866,400	18,901,368	24,965,032
31	3804	137.95	39,266,400	17,493,058	21,773,342
32	3806	107.56	29,601,320	12,842,452	16,758,868
33	3807	157.88	42,645,000	19,190,250	23,454,750
34	3808	157.88	45,029,320	4,502,933	40,526,387
35	3904	137.95	39,293,800	23,574,405	15,719,395
36	3907	157.88	40,074,350	951,965	39,122,385
37	3908	157.88	40,074,350	951,965	39,122,385
38	4003	137.95	41,475,000	27,199,452	14,275,548
39	4004	137.95	40,250,000	22,970,528	17,279,472
40	4005	107.56	31,995,162	19,197,099	12,798,063
41	4006	107.56	29,576,800	12,831,577	16,745,223
42	4007	157.88	40,858,373	24,339,209	16,519,164
43	4008	157.88	40,858,373	24,181,697	16,676,676
44	4407	157.88	28,592,700	446,429	28,146,271
45	3708	157.88	52,774,400	29,193,750	23,580,650
46	4504	137.95	42,270,990	803,571	41,467,419
47	3603	137.95	45,100,000	39,908,322	5,191,678
48	3604	137.95	45,100,000	39,908,322	5,191,678



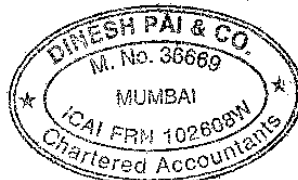
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	Total	6,556	1,833,904,048	792,126,279	1,041,777,769

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	3103	137.95	24,983,297
2	3106	107.56	19,479,546
3	3201	112.74	20,417,665
4	3202	112.74	20,417,665
5	3205	107.56	19,479,546
6	3208	157.88	28,592,700
7	3301	112.74	20,417,665
8	3302	112.74	20,417,665
9	3305	107.56	19,479,546
10	3306 *	107.56	19,479,546
11	3308	157.88	28,592,700
12	3403	137.95	24,983,297
13	3406	107.56	19,479,546
14	3502	112.74	20,417,665
15	3503	137.95	24,983,297
16	3605	107.56	19,479,546
17	3607	157.88	28,592,700
18	3701	Refuge Flat	-
19	3702	Refuge Flat	-
20	3703	137.95	24,983,297
21	3705	107.56	19,479,546
22	3706	107.56	19,479,546
23	3801 *	112.74	20,417,665
24	3802	112.74	20,417,665
25	3803	137.95	24,983,297
26	3805	107.56	19,479,546
27	3901	112.74	20,417,665
28	3902	112.74	20,417,665
29	3903 *	137.95	24,983,297
30	3905	107.56	19,479,546
31	3906	107.56	19,479,546
32	4001	Refuge Flat	-
33	4002	Refuge Flat	-
34	4103	137.95	24,983,297
35	4104	137.95	24,983,297
36	4105	107.56	19,479,546
37	4106	107.56	19,479,546
38	4107	157.88	28,592,700
39	4108	157.88	28,592,700
40	4203	137.95	24,983,297
41	4204	137.95	24,983,297
42	4205 *	107.56	19,479,546
43	4206	107.56	19,479,546



44	4207	157.88	28,592,700
45	4208	157.88	28,592,700
46	4303	137.95	24,983,297
47	4304	137.95	24,983,297
48	4305	107.56	19,479,546
49	4306	107.56	19,479,546
50	4307	157.88	28,592,700
51	4308	157.88	28,592,700
52	4403	Refuge Flat	-
53	4404	Refuge Flat	-
54	4405	107.56	19,479,546
55	4406	107.56	19,479,546
56	4408	157.88	28,592,700
57	4503	137.95	24,983,297
58	4505	107.56	19,479,546
59	4506	107.56	19,479,546
60	4507	157.88	28,592,700
61	4508	157.88	28,592,700
		6,961.33	1,260,724,708

Yours Faithfully
FOR DINESH PAI & CO.
CHARTERED ACCOUNTANTS

Dinesh G. Pai

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PROPRIETOR

PLACE : MUMBAI

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