

**Form - 3**
[see Regulation 3]

Date: 26th November 2025

To
Swayam Realtors & Traders LLP,
 Unit 1, Ground Floor,
 Marathon Futurex, N M Joshi Marg,
 Lower Parel, Mumbai 400 013

Sub: Certificate of Financial Work in Progress of Swayam Realtors & Traders LLP, “MONTESOUTH-5” Project having Maharera Registration Number P51900001346 developed by Swayam Realtors & Traders LLP., as at 30th September 2025

Sir,

This certificate is being issued for RERA Compliance for the project MONTESOUTH-5 Project having MahaRERA Registration Number P51900001346 being developed by Swayam Realtors & Traders LLP and is based on documents and records produced before me and explanation provided to me by the management of the Company.

TABLE A – Estimated Cost of the project at the time of registration of the project

S. No.	Particulars	Estimated Cost (at time of Registration of Project) (In Rs)	Revised Cost (Proposed for revision) (In Rs)
1	i. Land Cost:		
	(a) Value of Land ascertained from the Annual Statement of Rates (ASR) (refer note 2,3,4 & 5)	2,69,98,53,823	20,14,44,031
	(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 or any Statutory authority	31,25,38,202	25,87,72,233
	(c) Estimated Acquisition Cost of TDR (if any)	13,59,06,824	-
	(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, amount payable to slum dwellers, tenants, apartment owners or 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.	2,58,23,387	-
	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of Rehabilitation Component		
	Sub-Total of LAND COST	3,17,41,22,236	46,02,16,264

S. No.	Particulars	Estimated Cost (at time of Registration of Project) (In Rs)	Revised Cost (Proposed for revision) (In Rs)
	ii. Development Cost / Cost of Construction:		
	(a) Estimated cost of construction as certified by an Engineer	1,53,06,80,040	1,65,55,83,461
	(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 (a) or (b) above i.e. salaries, consultant fees, site overheads, 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.	29,71,67,991	9,42,28,246
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc to any statutory authority	-	14,69,44,401
	(e) Interest payable to financial institutions, scheduled banks, non banking financial institutions or money lenders on construction funding or money borrowed for construction	24,34,17,881	91,82,00,000
	Sub-Total of Development Cost	2,07,12,65,912	2,81,49,56,108
	Total Cost of the Project (estimated)	5,24,53,88,148	3,27,51,72,372

* Pass through charges or indirect taxes not included in estimated cost of project

** Estimated cost shall be revised through correction application

TABLE B – Actual Incurred Cost on the project as of 30th September 2025

S. No.	Particulars	Amount Incurred In Rs
1	Land Cost:	
	(a) Value of Land ascertained from the Annual Statement of Rates (ASR) (refer note 2,3,4 & 5)	20,14,44,031
	(b) Incurred Expenditure on Premium to obtain development rights, FSI, additional FSI, fungible area and any other incentive / concession in deficiency under DCR from local authority or State Government or any Statutory authority	18,77,62,789
	(c) Incurred Expenditure for acquisition of TDR (if any)	-
	(d) Amounts paid 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) Land Premium paid for redevelopment of land owned by public authorities.	
	(f) Under Rehabilitation Scheme:	
	(i) Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered including site development and infrastructure for the same as certified by Engineer.	
	(a) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	
	(b) Incurred expenditure of construction of rehabilitation building as per the books of accounts verified by the Chartered Accountant	
	(ii) Incurred expenditure 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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	
	(iii) Incurred expenditure toward 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.	
	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of Rehabilitation Component	
	Sub-Total of LAND COST	38,92,06,820

S. No.	Particulars	Amount Incurred In Rs
2	Development Cost / Cost of Construction:	
	(i) Expenditure for construction Minimum of (a) or (b) to be considered	1,28,42,27,297
	(a) Cost of construction incurred including development and infrastructure for the same as certified by Engineer	1,28,42,27,297
	(b) Actual cost of construction incurred as per the books of accounts as verified by Chartered Accountant	1,28,70,60,912
	(ii) Cost incurred on additional item not included in estimated cost (As per engineer certificate)	-
	(iii) Incurred expenditure for development of entire project excluding cost of construction as per (a) or (b) above i.e. salaries, consultant fees, site overheads, 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.	11,86,87,246
	(iv) Incurred expenditure towards Taxes, cess, fees, charges, premiums, interest etc to any statutory authority	12,53,14,284
	(v) Incurred expenditure towards Interest to financial institutions, scheduled banks, non banking financial institutions or money lenders on construction funding or money borrowed for construction	61,20,81,936
	Sub-Total of Development Cost	2,14,03,10,763
3	Total Cost of the Project (Actual incurred as on 30th September 2025)	2,52,95,17,583
4	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	48.22%
5	Amount which can be withdrawn from the Designated Account	2,52,95,17,583
6	Less: Amount withdrawn till 30th September 2025 from the Designated Account	1,79,84,00,177
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	73,11,17,407

* Pass through charges or indirect taxes not included in estimated cost of project

Table C

Statement for Calculation of Receivables from the Sales of the Real Estate Projects

Sold Inventory

S.No.	Flat / Unit No.	Carpet Area (In Sq Meters)	Unit Consideration as per Agreement / Letter of Allotment* (In Rs)	Received Amount * (In Rs)	Balance Receivables (In Rs)
(1)	(2)	(3)	(4)	(5)	(6)
1	B3101	86.83	2,75,00,135	2,19,26,747	55,73,388
2	B3102	86.83	2,75,00,135	2,10,91,359	64,08,776
3	B3103	119.17	4,59,19,933	61,02,002	3,98,17,931
4	B3104	119.69	4,75,81,820	3,75,89,638	99,92,182
5	B3105	79.48	2,98,57,140	1,89,17,864	1,09,39,276
6	B3106	79.13	2,45,81,065	1,93,21,894	52,59,171
7	B3107	106.37	3,63,44,626	3,05,25,840	58,18,786
8	B3108	106.33	4,34,53,900	3,92,10,924	42,42,977
9	B3201	86.83	3,46,46,450	2,91,64,870	54,81,580
10	B3202	86.83	2,76,18,880	2,16,05,278	60,13,602
11	B3203	119.17	3,98,09,440	3,32,05,538	66,03,902
12	B3204	119.69	4,69,57,006	2,93,03,518	1,76,53,488
13	B3205	79.48	2,95,30,857	1,93,16,509	1,02,14,348
14	B3206	79.13	2,63,43,200	2,21,14,362	42,28,839
15	B3207	106.37	4,05,02,400	3,35,45,316	69,57,084
16	B3208	106.33	4,16,11,399	3,07,21,089	1,08,90,310
17	B3301	86.83	3,13,03,606	3,13,03,605	1
18	B3302	86.83	3,22,83,324	2,28,53,461	94,29,863
19	B3303	119.17	4,67,12,040	4,67,12,040	-
20	B3304	119.69	4,63,87,500	4,62,52,484	1,35,016
21	B3305	79.48	2,91,67,500	2,37,70,691	53,96,809
22	B3306	79.13	2,47,92,375	2,20,26,804	27,65,571
23	B3307	106.37	3,45,71,625	2,20,89,546	1,24,82,080
24	B3308	106.33	3,35,51,625	3,15,62,846	19,88,779
25	B3401	86.83	3,31,35,000	2,52,09,416	79,25,584
26	B3402	86.83	3,27,92,200	2,65,84,475	62,07,725
27	B3403	119.17	4,57,01,219	2,26,65,140	2,30,36,080
28	B3404	119.69	4,72,12,199	27,43,751	4,44,68,448
29	B3405	79.48	2,48,98,030	1,83,37,755	65,60,275
30	B3406	79.13	2,48,93,030	2,48,93,029	1
31	B3407	106.37	3,34,42,600	2,61,82,925	72,59,675
32	B3408	106.33	3,96,42,600	3,13,17,654	83,24,946
33	B3501	86.83	2,46,83,900	2,34,29,842	12,54,058
34	B3502	86.83	3,26,86,486	2,00,66,571	1,26,19,915
35	B3503	119.17	4,61,40,342	2,30,40,787	2,30,99,555
36	B3504	119.69	4,63,25,403	2,20,38,851	2,42,86,552
37	B3505	79.48	2,20,62,075	1,39,76,966	80,85,109
38	B3506	79.13	2,50,03,685	2,26,52,830	23,50,855
39	B3507	106.37	3,98,12,700	2,41,86,215	1,56,26,485
40	B3508	106.33	3,38,40,795	2,23,18,005	1,15,22,790
41	B3601	86.83	3,24,82,852	2,54,01,590	70,81,262
42	B3602	86.83	3,59,47,000	2,70,44,060	89,02,940

S.No.	Flat / Unit No.	Carpet Area (In Sq Meters)	Unit Consideration as per Agreement / Letter of Allotment* (In Rs)	Received Amount * (In Rs)	Balance Receivables (In Rs)
(1)	(2)	(3)	(4)	(5)	(6)
43	B3603	119.17	4,60,14,493	3,77,77,897	82,36,596
44	B3604	119.69	4,72,11,252	2,36,05,656	2,36,05,596
45	B3605	79.48	2,88,40,400	2,18,32,440	70,07,960
46	B3606	79.13	2,97,56,872	2,00,20,863	97,36,009
47	B3607	106.37	4,16,93,700	2,75,40,554	1,41,53,146
48	B3608	106.33	4,16,48,985	2,73,61,297	1,42,87,687
49	B3703	119.17	4,84,60,534	3,19,59,723	1,65,00,811
50	B3704	119.69	4,72,12,199	3,11,60,050	1,60,52,149
51	B3705	79.48	2,97,46,440	1,97,72,815	99,73,625
52	B3706	79.13	2,97,51,002	1,96,63,768	1,00,87,234
53	B3707	106.37	4,26,59,718	4,22,13,954	4,45,764
54	B3708	106.33	4,12,99,135	2,50,95,549	1,62,03,586
55	B3801	86.83	3,25,30,022	2,44,54,603	80,75,419
56	B3802	86.83	3,22,83,324	2,45,69,619	77,13,705
57	B3803	119.17	4,61,40,342	2,29,54,820	2,31,85,522
58	B3804	119.69	4,69,57,006	2,98,11,836	1,71,45,170
59	B3805	79.48	3,18,36,518	2,25,28,235	93,08,283
60	B3806	79.13	2,90,64,700	1,91,84,459	98,80,241
61	B3807	106.37	3,29,48,295	2,16,63,504	1,12,84,791
62	B3808	106.33	4,20,87,625	2,24,01,254	1,96,86,371
63	B3901-A	86.83	3,19,38,125	1,90,82,388	1,28,55,737
64	B3901-B	86.83	3,01,54,873	2,52,44,905	63,90,315
65	B3902-A	86.83	3,16,35,220	3,57,36,585	1,10,33,002
66	B3902-B	86.83	3,01,54,873	3,24,26,331	1,40,58,977
67	B3903-A	119.17	4,67,69,587	1,45,74,378	1,47,14,970
68	B3903-B	119.17	5,14,53,342	2,32,73,647	59,83,642
69	B3904-A	119.69	4,64,85,308	2,48,19,952	21,28,450
70	B3905-A	79.48	2,92,89,348	2,48,19,771	21,32,419
71	B3905-B	79.48	3,18,88,895	1,98,60,023	1,02,94,850
72	B3906-A	79.13	2,92,57,289	1,98,71,471	1,02,83,402
73	B3906-B	79.13	3,22,03,967	3,60,17,341	1,54,36,001
74	B3907-A	106.37	2,69,48,402	1,37,46,944	1,81,41,952
75	B3908-A	106.33	2,69,52,190	2,44,29,459	77,74,508
76	B3908-B	106.33	4,52,90,644	3,62,32,514	90,58,130
77	B4003	119.17	4,93,45,912	2,34,57,484	2,58,88,428
78	B4004	119.69	4,56,51,148	2,46,26,728	2,10,24,420
79	B4005	79.48	3,01,76,895	1,50,88,445	1,50,88,450
80	B4006	79.13	3,00,33,778	1,50,16,889	1,50,16,889
81	B4007	106.37	4,23,14,637	2,11,57,317	2,11,57,320
82	B4008	106.33	4,25,91,682	3,43,26,672	82,65,010
83	B4106	79.13	3,01,94,533	1,50,21,782	1,51,72,751
84	B4107	106.37	4,21,17,514	2,09,35,178	2,11,82,336
85	B4108	106.33	4,41,58,569	2,62,30,190	1,79,28,379
86	B4203	119.17	4,73,58,318	3,95,72,728	77,85,590
87	B4204	119.69	4,75,50,416	3,77,34,883	98,15,533
88	B4205	79.48	3,19,27,084	1,91,56,250	1,27,70,834
89	B4206	79.13	3,03,15,099	1,52,33,337	1,50,81,762
90	B4207	106.37	4,18,95,135	2,55,12,132	1,63,83,003

S.No.	Flat / Unit No.	Carpet Area (In Sq Meters)	Unit Consideration as per Agreement / Letter of Allotment* (In Rs)	Received Amount * (In Rs)	Balance Receivables (In Rs)
(1)	(2)	(3)	(4)	(5)	(6)
91	B4208	106.33	4,18,93,407	2,55,11,081	1,63,82,326
92	B4305	79.48	2,96,27,763	1,77,76,658	1,18,51,105
93	B4306	79.13	2,94,87,212	1,76,92,327	1,17,94,885
94	B4307	106.37	4,25,18,788	2,55,92,259	1,69,26,529
95	B4404	119.69	4,75,88,610	2,38,53,792	2,37,34,818
96	B4405	79.48	3,01,36,518	1,51,51,599	1,49,84,919
97	B4406	79.13	3,10,00,100	1,22,68,025	1,87,32,075
98	B4407	106.37	4,68,88,551	3,06,36,980	1,62,51,571
99	B4408	106.33	4,32,70,361	2,59,14,792	1,73,55,569
100	B4504	119.69	4,75,97,572	3,73,48,763	1,02,48,809
101	B4505	79.48	3,03,38,404	1,26,91,613	1,76,46,791
102	B4506	79.13	3,07,23,137	1,94,37,554	1,12,85,583
103	B4508	106.33	4,42,14,965	4,42,14,965	-
	Total	10,091.36	3,77,87,10,830	2,56,91,93,111	1,20,95,17,719

Unsold Inventory

S.No.	Flat / Unit No.	Carpet Area (In Sq Meters)	Unit Consideration as per Ready Reckoner Rate (In Rs)
(1)	(2)	(3)	(4)
1	B3904-B	119.69	1,95,42,983
2	B3907-B	106.37	1,73,68,094
3	B4103	119.17	1,94,58,078
4	B4104	119.69	1,95,42,983
5	B4105	79.48	1,29,77,494
6	B4303	119.17	1,94,58,078
7	B4304	119.69	1,95,42,983
8	B4403	119.17	1,94,58,078
9	B4503	119.17	1,94,58,078
10	B4507	106.37	1,73,68,094
	Total	1,127.97	18,41,74,943

Table D

Comparison between Balance Cost and Receivables

S.No.	Particulars	Amount (as per original)	Amount (as per revised)
(1)	(2)	(3)	(3)
1	Estimated Balance Cost to complete the Real Estate Project (Difference of Total Estimated Project Cost less Cost incurred) (In Rs)	2,71,58,70,565	74,56,54,789
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from records and books of Accounts) (In Rs)	1,20,95,17,719	1,20,95,17,719
3	(i) Balance unsold area (to be certified by the Management and to be verified by CA from the records and books of accounts) (in Sq Mtrs)	1,127.97	1,127.97
	(ii) Estimated amounts of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to the unsold area as on 30th September 2025 to be calculated and certified by CA) (In Rs)	18,41,74,943	18,41,74,943
4	Estimated receivables of ongoing projects [sum of 2 + 3(ii)] (Refer Note Below)	1,39,36,92,662	1,39,36,92,662
5	(To be filed for ongoing projects only) (Refer Note Below)	Not Applicable	Not Applicable
	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 balance receivables of ongoing project will be deposited in designated Account		

TABLE E

Designated Bank Account Details

Account Number: 256034100026

Bank and Branch Name: Indus Ind Bank

IFSC: INDB

S. No.	Particulars	Actual Amount till date (From start of bank account till 30th September 2025) (In Rs)
1	Opening Balance	-
2	Deposits	
	(i) On Account of Receipts from Customer (refer note below)	1,80,51,93,899
	(ii) Adjustment on account of short deposits (net)	-
	(iii) On Account of Maturity of Fixed Deposit	-
	TOTAL Deposits	1,80,51,93,899
3	Withdrawals	
	(i) On Account of Creation of Fixed Deposit	-
	(ii) On Account of Withdrawal of Interest Income	-
	(iii) Adjustments on account of excess deposits (net)	67,58,722
	(iv) On Account of Withdrawal for Land and Construction Cost (refer note below)	1,79,84,00,177
	TOTAL Withdrawals	1,80,51,58,899
4	Closing Balance	35,000

Deposits and withdrawals include deposit in erstwhile designated bank account which has been later changed to current designated bank account.

Subject to the notes, I hereby certify that required portion of money, as specified in the act, collected from the allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that Swayam Realtors & Traders LLP, has utilized the required portion of the money as specified in the act, collected from the allottees for this project only for land and construction cost of this project.

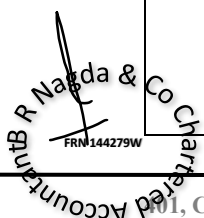
TABLE F

Means of Finance

S.No.	Particulars	Estimated* (at time of Registration) (In Rs) (Proposed and indicative)	Proposed / Estimated (As on date of the Certificate) (In Rs)	Actual (As on 30th September 2025 (In Rs)
1	Own Funds	-	-	-
2	Total Borrowed Funds (Secured)	-	-	-
	- Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured)	-	-	-
	Drawdown availed till date	-	-	-
4	Customer Receipts used for project	5,24,53,88,148	3,27,51,72,372	2,52,95,17,583
5	Total Funds for the Project	5,24,53,88,148	3,27,51,72,372	2,52,95,17,583
6	Total Estimated Cost (As Per Table A)	5,24,53,88,148	3,27,51,72,372	2,52,95,17,583

Table G
Any Comments / Observations of CA

S.No.	Comments / Observations
1	We have relied on Audited Accounts as at 31st March 2025 and Management Certified Accounts as at 30th September 2025.
2	MONTESOUTH-5 Project (hereinafter referred to as "Project") comprises of part of total land parcel situated at CTS No. 1798, 1841, 16/1840, Khatau Mill Compound, Next to Byculla Fire Brigade, Byculla, Mumbai – 400 011 to be constructed in phase manner. The said land is acquired vide scheme of Rehabilitation and Settlement Proposal approved by Board of Industrial and financial Reconstruction vide case No. 135/1989 dated 22 nd February 2007. The Cost of land and ancillary associated cost are considered, till date of the completion of project.
3	Costs referred in point 2 above are allocated to project based on generation and utilization of FSI on first in first out basis. For the purpose of allocation, land area comprises the area available for the development together with area to be handed over as an amenity or as an obligation, if any. Land value is allocated to the project which has consumed base FSI in proportion of consumption of Base FSI to the project. Based on consumption of Base FSI, Premium paid for obtaining additional FSI, TDR and other generation are loaded to the specific projects where they have consumed for.
4	Maharashtra Real Estate Regulatory Authority has issued Maharashtra Real Estate Regulatory Authority (General) (Amendment) Regulations 2019 on 3 rd October 2019. By virtue of said amendment Form 3 has been changed and Land Cost for Land has been determined based on ASR Value. In other words, Land cost referred in clause 1(i)(a) of the Form 3 refer to ASR Value of the land as of the date of registration of the project. As per Bombay Stamp Act. ASR Value considered is higher of Transaction Value or Ready Reckoner Value. Since Amounts paid for the land is higher than the Ready Reckoner Value, ASR Value considered for above is the amount paid by the Promoter.
5	In absence of any clause for disclosure of interest paid on funds borrowed for land, if any, the said amount has been considered as part of land cost and reflected in clause 1(i)(a) and clause 2(i)(a) accordingly.
6	Estimates of taxes, cess, fees, premiums, charges, etc to any statutory till the completion of the project is relied based on information as provided by the management. For the purpose of the certificate they are considered as approval costs and disclosed in cost of construction
7	Total Estimated Cost of Construction for Project Building is relied on Engineers Certificate. Actual Cost disclosed has been revised during the period based on the change in allocation mechanism adopted by the promoter to be followed in future. As project is developed in phase manner, we have relied on promoter for allocation of cost incurred to various towers constructed in the phased manner.
8	Other cost estimates are based on management information and same is relied by us.
9	Interest under clause 2(v) of Table B pertains to allocation of borrowings made for the project. Interest cost on construction funding has been allocated based on ratio of specific project cost incurred to the total project cost incurred during the period. Any payments made or to be made on account of subvention interest shall be also considered as the part of cost estimates and incurred
10	For the purpose of cost incurred, cut off date for the month has been considered as 25th September 2025. Provision for work done yet to be certified has also been considered as cost incurred. Cost incurred includes advance to contractors against which goods and services has been received.
11	We have relied on management MIS of sold and unsold inventory for the purpose of Table C. Information pertaining to Expression of Interest and Apartment on hold are considered as unsold inventory. Sold inventory (Registered apartment or otherwise) has been obtained from CRM and relied by us. Test check of agreement value net of passthrough charges and other taxes has been done.


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12	Ready Reckoner Value is based on ready reckoner rate of the project area with due adjustments for ASR Rates in accordance with Maharashtra stamp duty guidelines published under Maharashtra Stamps (Determination of True Market Value of Property) Rules, 1995 is considered.
13	Table F for the means of finance, as per estimate on date of registration management is of opinion that Total Land Cost and Construction from customer collection by sale of flats. Management do not foresee any shortfall on overall project cycle. Any shortfall within the project cycle time frame shall be bridged by either promoter contribution or borrowing at Company level. The said contribution or borrowings, as the case may be, shall be eventually paid back during the project cycle from customer collection. As part of certificate, Chartered Accountant relies on the management submission for future estimates.
14	Table F for the Means of finance proposed estimate as on date indicates primarily from receipts of customers deposited in collection account from the sold flats and estimated sale value of unsold inventory. Shortfall if any shall be bridged by either promoter contribution or from borrowings at a Company level. As part of certificate, Chartered Accountant relies on the management submission for present and future estimates.
15	Table F for the Means of finance Actual as on date indicates money received from customer and deposited in collection account as receipts from customer. Shortfall has been allocated to the total borrowing at a company level. As part of certificate, Chartered Accountant certifies only the actual means of finance.
16	In cases where actual cost incurred exceeds proposed estimates, the said actual cost incurred shall be restricted to the amount as per estimates. Any allocation of cost is generally based on the ongoing cost for the said quarter and added with the cost incurred and disclosed till previous quarter. Disclosure of the cost is from the date of inception of conceptualizing project till reporting period as per certificate.
17	The Cost estimates needs revision due to change in estimates on account of pronouncements by MahaRERA authorities and other revisions. For the purposes of restriction of cost we have relied on proposed revision which shall be undertaken by the promoters within due course of time
18	Note on Table C – Unsold Properties 1. Unsold Inventory pertains to the inventory as per sanctioned plan.
19	Note on Table D Note: 1. The said project is not an ongoing project within meaning of Para (ii) Sub rule (i) Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017. 2. Amount deposited in designated bank account is in accordance with sub-clause (D) of clause (I) of sub-section (2) of section 4 of Real Estate (Regulations and Development) Act, 2016 read with Para (ii) Sub rule (i) Rule 5 of Maharashtra Real Estate (Regulation and Development)(Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017. 3. For purpose of determining the deposits in RERA account we have considered revised estimates and disclosed the same separately.
20	Note on Table E Note: 1. Customer Receipts transferred to designate account are 70% of money received from the customers (net of tds, discounts, subventions, etc). 2. Total Receipts and withdrawals includes net adjustment of Rs 67,58,722/- being 70% of total money wrongly deposited in different bank accounts, upfront adjustments, refund adjustments, etc. 3. Total Receipts and withdrawals includes amount of Rs 46,69,96,478/- being 70% of total money deposited in erstwhile designated bank account with HDFC Bank account number 57500000051580. The said designated bank account was closed and new designated account with Indus Ind Bank was activated.

	4. By virtue of Rule 119A of the Income Tax Rules, 1962, Promoter shall provide multiple electronic modes as prescribed for acceptance of payments. Accordingly, promoter has to receive sum from such service providers as at 30th September 2025, which are yet to be deposited in collection account and 70% of the said amount are yet to be transferred in designated bank account. Such payments received on account of electronic modes as prescribed, has been considered as amount received under Table C sold inventory, irrespective of the fact whether deposited in collection account or not.
21	Note on Table F 1. Attention is invited to Comments 13,14 & 15 above 2. Promoter has obtained loan from Indus Ind Bank for development of total project (including the project under certification). The said loan shall be withdrawn during the project cycle on need basis and shall be repaid within the project cycle due to sale of inventories. In absence of specific bifurcation we have considered secured borrowings be availed and repaid during the project cycle. The said withdrawal will get consumed over different towers based on the stage of development, sale and other relevant factors.
22.	This certificate is for the period from date of inception till 30th September 2025.

Yours Faithfully
For B R Nagda & Co.,
Chartered Accountants

Bhavesh R Nagda
FRN 144279W

Bhavesh Nagda
Proprietor
Membership No.: 127270
UDIN: 25127270BMKTCH5243

Agreed and Accepted by:

[Signature]

Signature of Promoter
Name: Swayam Traders & Realtors LLP
Authorized Signatory
Date: 26th November 2025

[Signature]
FRN 144279W