

SARASWA

INFRA TECH

Reg-Office : Flat No. 101, Divyani Height's - 2,
Gajanan Nagar, Umred Road,
Dighori, Nagpur 440034

Contact No. : +91 8668614498

Email ID : amolgode16@gmail.com

TO WHOM IT MAY CONCERN

**Subject : Self-Declaration for Compliance with Maha RERA Regulations for
Quarter January to March 2023**

I, **Saraswa Infratech**, the promoter of **SARASWA CITY**, bearing K H NO 104/1 at Bahadura, Nagpur (Rural), Nagpur, 441204 do hereby declare in accordance with the provisions of the Maharashtra Real Estate (Regulation and Development) Act, 2016, and the rules and regulations framed thereunder.

1. **Withdrawal of Funds** : I confirm that Rs. Nil/- has been withdrawn from the designated bank account during the quarter January to March 2023. However, total withdrawal till date is Rs. Nil which was within limit as prescribed in the Form 3 i.e. Rs. 6,36,30,000 dt. 08/12/2022 and hence neither fresh Form 3 is issued nor it is submitted to the Bank.

Further, the designated bank account is maintained in compliance with the provisions of the Maha RERA regulations.

2. **Amount Deposited in the Account** : During the same quarter, a total amount of Rs. Nil/- Which is 70% of Total Consideration of Rs. Nil has been deposited into the designated bank account.
3. **Compliance with Regulations** : I affirm that all the activities concerning the said project are in full compliance with the Maharashtra Real Estate (Regulation and Development) Act, 2016, and the rules and regulations framed thereunder.

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4. **Accuracy of Information** : I hereby certify that all the information provided herein is true and correct to the best of my knowledge and belief.

Please consider this letter as a formal self-certification as required under the Maha RERA regulations for the quarter January to March 2023.

Yours sincerely,

FOR, SARASWA INF RATECH

Signature of Promoter

Name : **Ravindra Gulabrao Kode**

Date : 10/04/2023





NIKHAR D. KESARWANI & CO.
CHARTERED ACCOUNTANTS

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Project: Kh No 104/1, Mouza Bahadura, District Nagpur

To,
M/s Saraswa Infratech, Nagpur

Sub: Certificate of Financial Progress of Work of "SARASWA CITY" having MahaRERA Registration Number _____ being developed by M/s Saraswa Infratech.

Sir,
This certificate is being issued for RERA compliance for the "SARASWA INFRATECH" having MahaRERA Registration Number _____ being developed by M/s Saraswa Infratech and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

TABLE A & B - Estimated cost of the project & Cost Incurred of the project (at the time of registration of the project)

Sr. No.	Particulars		Amount	Amount
			(Rs.)	(Rs.)
			Estimated	Incurred
1	i. Land Cost :		(at the time of Reg. of project)	
	a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	60000000	60000000
	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/UT Administration or any Statutory Authority	0	0
	c.	Acquisition cost of TDR (if any)	0	0
	d.	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	3630000	3630000
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
	f.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0	0





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	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
	Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0	0
	(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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0	0
	(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.	0	0
	(v) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.		
	Sub-Total of LAND COST	63630000	63630000

ii.	Development Cost/ Cost of Construction :		
a.	Estimated Cost of Construction as certified by Engineer	0	0
b.	Actual Cost of construction incurred as per the books of accounts as verified by the CA (Minimum of (i) and (ii) has to be considered).	0	0
c.	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.	11500000	0
d.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	0	0
e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0	





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		Sub-Total of Development Cost	11500000	0
2		Total Cost of the Project Estimated and Actual		75130000
3		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.		63630000
4		Amount Which can be withdrawn from the Designated Account		0
5		Less: Amount withdrawn till date of this certificate from the Designated Accounts		0
6		Net Amount which can be withdrawn from the Designated Bank Account under this Certificate		0

Table C

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr No.	Plot No.	Area (Sq.Mtr)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	1	1397.00	UNSOLD	NA	NA
2	2	1671.75	UNSOLD	NA	NA
3	3	659.56	UNSOLD	NA	NA
4	4	814.00	UNSOLD	NA	NA
5	5	883.50	UNSOLD	NA	NA
6	6	883.50	UNSOLD	NA	NA
7	7	826.03	UNSOLD	NA	NA

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs per sqm

Sr No.	Plot No.	Area (Sq.Mtr)	Unit Consideration as per Read Reckoner Rate(ASR)
1	1	1397.00	1,20,30,964.00
2	2	1671.75	1,43,97,111.00
3	3	659.56	56,80,130.72
4	4	814.00	70,10,168.00

Office: Flat No. F-1, Anjani Apartment, Plot No. 67, Atrey Layout, Pratap Nagar, Ring Road, Nagpur-440022
Email: nikharkesarwani@gmail.com, Mob: 8668822104





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5	5	883.50	76,08,702.00
6	6	883.50	76,08,702.00
7	7	826.03	71,13,770.36
Total			6,14,49,548.08

Table D

Comparison between Balance Cost and Receivables
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr No	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	NA
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)	NA
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	NA
	(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 Table C to this certificate	NA
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	NA
5	(To Be Filled for Ongoing Projects only)	NA
	Amount to be deposited in Designated Account - 70% or 100%	NA
	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.	NA





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CHARTERED ACCOUNTANTS

Table E

Designated Bank Account Details

Sr.No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	98000
2	Deposits	0
3	Withdrawals	0
4	Closing Balance	98000

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

I hereby certify that M/s Saraswa Infratech has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project

Table F

Means of Finance

Sr No.	Particulars	Estimated* (At time of Registration) (In Rs.) (Proposed and indicative)	Proposed / Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	75130000	75130000	0
2	Total Borrowed Funds (Secured) Drawdown availed till date	0	0	0
3	Total Borrowed Funds (UnSecured) Drawdown availed till date	0	0	0
4	customer receipts used till date	0	0	0





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5	Total funds of the project	75130000	75130000	0
6	Total Estimated cost (As per Table A)	75130000	75130000	0

Observation/Comments: NIL

This certificate is being issued for RERA compliance for the Firm M/s Saraswa Infratech having Pan No AEQFS6191G and is based on the records and documents produced before me and explanations provided to me by the management of the Firm

Place Nagpur
Date 08/12/2022

For Nikhar D Kesarwani & Co.
Chartered Accountant
FRN No. 144448W

Nikhar D Kesarwani
Proprietor
M No. 170922
UDIN: 22170922BFCWJB4242

Agreed
Accepted by!

SARASWA INFRATECH


PARTNER
(Ravindra G. Kode)
Partner.