



DEVANG DEVELOPERS LLP

walls of happiness...

To,
Maha RERA
Mumbai

Subject: Self-Declaration for Compliance with Maha RERA Regulations for Quarter January to March 2024

We, **Devang Developers LLP**, the promoter of 129-Riddhi Siddhi Heights, having Project Registration Number **P50500052911** 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 withdrawal ₹ 1,02,00,000.00 has been made from the designated bank account during the quarter January to March 2024, which is within the limit as per the previously issued Form 3, in compliance with Circular No. 394 dated 17.03.2022 and Circular No. 33/2022 dated 05.07.2022. The designated bank account is maintained in accordance with the provisions of the Maha RERA regulations.

2 **Amount Deposited in the Account:** During the same quarter, a total amount of Rs. ₹ 1,02,00,000.00 which is 70% of the Total Consideration of Rs. ₹ 1,45,71,428.57 has been deposited into the designated bank account.

3 **Compliance with Regulations:** I affirm that all 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.

4 Overall Progress of the Project: As of the end of the quarter January to March 2024, I am pleased to report that the project is progressing as scheduled. Please refer Annexure A for Percentage of Work Completed.

5 **Cost Incurred So Far:** The total cost incurred in the project up to the end of the quarter January to March 2024 is Rs. ₹ 3,42,44,288.00 This includes all expenses related to construction, development, and regulatory compliance.

6 **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 2024.

Yours sincerely,

Promoter

Devang Developers LLP (LLPIN: AAJ-5095)

Through Designated Partner Mr. Hemal Harikishan Nadiyana (DPIN: 05186653)

Place: Nagpur

Date: 03/04/2024





DEVANG DEVELOPERS LLP

walls of happiness...

Annexure A

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done(As on date of Certificate)	Details
1	2	3	4	5
1	Internal Roads & Footpaths	NA	NA	
2	Water Supply	NA	NA	
3	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0%	
4	Storm Water Drains	NA	NA	
5	Landscaping & Tree Planting	YES	0%	
6	Street Lighting	NA	NA	
7	Community Buildings	NA	NA	
8	Treatment & Disposal of Sewage and Sullage Water	NA	NA	
9	Solid Waste Management & Disposal	NA	NA	
10	Water Conservation / Rain Water Harvesting	YES	0%	
11	Energy Management	NA	NA	
12	Fire Protection & Fire Safety requirements	YES	0%	
13	Electrical Meter Room, Sub-Station, Receiving Station	NA	NA	
14	Others (Option to Add more)	NA	NA	

S. No.	Tasks / Activity	Proposed (Yes / NO)	Percentage of actual Work Done(As on date of Certificate)	Details
-1	-2	-3	-3	
1	Excavation	Yes	70%	
2	Basements (if any)	Yes	0	
3	Podiums (if any)	Yes	0	
4	Plinth	Yes	0	
5	Stilt Floor	Yes	0	
6	Slab of Super Structure	Yes	0	
7	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	Yes	0	
8	Sanitary Fittings within Flats / Premises	Yes	0	
9	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	Yes	0	
10	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	Yes	0	
11	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, Compliance to conditions of Environment / CRZ NOC, Finishing to Entrance Lobby/s, Plinth Protection, Paving of Areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	Yes	0	

H. H. Nadiyana



Annexure - B

FORM 2

(see Regulation 3)

ENGINEER'S CERTIFICATE

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

Date: 11/08/2023

To,

Devang Developers LLP

Plot No 32 A ,Deep Apartment ,
Pande Layout ,Khamla Road ,
Nagpur - 440025.

Subject: Certificate of Cost Incurred for Development of "**129-RIDDHI SIDDHI HEIGHTS**" [MahaRERA Registration Number] situated on Plot No. 129 Kh. Nos. 72 and 73, bearing Corporation House Nos.3774/6, City Survey No. 2098/195 Sheet No. 40, situated at Pande Layout. Nagpur, land bearing, (latitude and longitude of the end points)

Towards the East	- By Plot No 128
Towards the West	- By Plot No 130 A
Towards the North	- By 9 Mtr Wide Road
Towards the South	- By Plot No 150

of village - **MOUZA KHAMLA** within the limits of the Nagpur Municipal Corporation **Ward No. 75**, Tahsil and District – Nagpur, PIN - 440025 admeasuring 930.00 Sq. Mtrs..having plot area 882.63 Sq.m area being developed by **Devang Developers LLP**, Through Designated Partner Mr. Hemal Harikishan Nadiyana (DPIN: 05186653)

Sir,

1. I/We, Ar. Milind Harikisan Nadiyana have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project **129-RIDDHI SIDDHI HEIGHTS** proposed to be registered under MahaRERA, being-1 Building(s)/ Wing(s) of the First Phase situated land bearing Plot No. 129 , Kh. Nos. 72 and 73, of village - **MOUZA KHAMLA** within the limits of the Nagpur Municipal Corporation, District – Nagpur , PIN – 440025 admeasuring **930 sq.mtr.. area being developed by Devang Developers LLP**, Through Designated Partner Mr. Hemal Harikishan Nadiyana (DPIN: 05186653).

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **2,81,05,600.00 /-** (Total of Table A & B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from Nagpur Municipal Corporation (NMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Nil/- (Total of Table A & B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate /Completion Certificate from The Assistant Director Town Planning Authority Nagpur Improvement Trust (NIT) is estimated at 5,56,59,960.00 /- (Total of Table A & B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A**Layout Plan or called Ameya Apartments**

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1.	Total Estimated Cost of Building/Wing as on 11/08/2023 date of Registration.	Rs. 2,81,05,600.00 /-
2	Cost incurred as on 11/08/2023 (based on the Estimated cost)	Rs. Nil/-
3.	Work Done in Percentage (as percentage of the Estimated Cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,81,05,600.00 /-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in Estimated Cost	nil/

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

S. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration	Nil
2	Cost Incurred as on _____ (based on the Estimated Cost)	
3	Work Done in Percentage (as Percentage of the Estimated Cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional Extra Items as on _____	Nil

Yours Faithfully,

License Number Architect

Agreed & Accepted by **LOPERS**

Signature of Promoter

Name: by **Devang Developers LLP (LLPIN: AAJ-5095)**

Through Designated Partner Mr. Hemal Harikishan Nadiyana (DPIN: 05186653)

Date: 11/08/2023

Note

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement for Sale.
- 2, (*) Quantity surveyor can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity survivor being appointed by developer. The name has to be mentioned at the place marked(*) and in case of quantity are being calculated by office of engineer, the name of the person the office of engineer who is responsible for the quantity should be mentioned at the place marked (*).
- 3.(**) Balance cost incurred (4) may vary from difference between Total Estimated Cost (1) and Actual cost incurred (2) due to due to deviation in quantity required/escalation cost etc. As this is an estimated cost , any deviation in the quantity required for development of the Real Estate Project will result in the amendment of the cost incurred/ to be incurred
4. All components of work with specification are indicative and not exhaustive.
5. Please specify if there are any deviations/ qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/ Deleted items considered in Cost
(which were not part of the original estimate of Total Cost)

Sr. No.	List of Extra/Additional/ Deleted Items	Amount (in Rs.)