



Form REG-3					
(To be Submitted at the time of Registration of Project, Withdrawl of Money from Separate Account and Submission of Quarterly Progress Report)					
Certification work Assigned vide letter No. 10.12.2024				Dated :- 19.12.2024	
Information as on 10.12.2024					
Subject :					
Certificate of amount incurred on [Project Name: SARASWATI GREENS PHASE-1 and RERA Registration No. (TO BE OBTAINED)] for Aquisition and Development of land or / Construction of _____ Tower / Block / Building(s) _____ situated on Khasra No 160 PART, 161 PART, 164 Part, 165/1 Part, 165/2 Part, 167 Part, 170 Part, 174 Part, 175 Part, 245 Part, 246 PART and 250 Part demarcated by its boundaries (latitude and longitude of the end points) 28.9411860 and longitude is 77.688884 to the North-East, and latitude 28.940759 and longitude is 77.687971 to the South-East and latitude 28.943698 and longitude is 77.687378 to the west-North latitude 28.942332 and longitude is 77.685881 to the West-South of village NOOR NAGARI, Bijli Bamba By-Pass Road, Tehsil MEERUT, Competent Authority / Development authority MEERUT DEVELOPMENT AUTHORITY, District MEERUT PIN 250002 admeasuring 39443.30 sq.mts. area being developed by [Promotor's Name] M/S SARASWATI SAGAR, 2nd Floor, Saraswati Plaza, Shivaji Road, MEERUT and [Promoters ID UPRERAPRM 336098], having seperate account No. 4842002100003998 Bank Name PUNJAB NATIONAL BANK, BRANCH MEERUT COLLEGE, MEERUT (U.P.)					
PART-A					
		Rs.in lacs	Rs. In lacs	Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred till last quarter	Amount incurred during the quarter	Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:	1270.46	1270.46	0	1270.46
	(a.1) For Project Estimation Purpose				
	i- In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	1270.46	1270.46	0	1270.46
	ii- In case of acquisition through joint development agreement with landowner, the consideration as specified in the joint development agreement or the DM circle rate on the date of application of registration in U.P. RERA, whichever is higher.	0	0	0	0
	iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration in U.P. RERA.	0	0	0	0
	TOTAL OF LAND COST-For Project Estimation purpose	1270.46	1270.46	0	1270.46



	(a.2) For Purpose of % Completion of the Project and Withdraw from Separate Account				
	i- In case of acquisition through Purchase, actual purchase price will be considered.	1270.46	1270.46	0	1270.46
	ii- In case of acquisition through joint development agreement with landowner, the cost of land shall be the actual cost incurred by the land owner.	0	0	0	0
	iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter	0	0	0	0
	TOTAL OF LAND COST-For % Completion and withdrawal purpose	1270.46	1270.46	0.00	1270.46
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government Authority, if any	0	0	0	0
	(c) 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. (if not included in para (a) above):	0	0	0	0
	(d) Interest (Other than Penal Interest and Penalties etc.) a) Paid to Financial Institution, Schedule Banks, NBFC on loan/ borrowing provided such loan/ borrowing has been utilized for purchase of land b) paid on Unsecured Loan (s)- this interest amount will be restricted at State Bank of India- Marginal cost of Fund based lending Rate (SBI-MCLR) provided such loan has been utilized for purchase of land '(c) paid to the Competent Authority for acquisition of land .	0	0	0	0
	TOTAL OF LAND COST	1270.46	1270.46	0	1270.46
1A	-For Project Estimation Purpose i.e. a.1 + b + c + d	1270.46	1270.46	0	1270.46
1B	-For Withdrawal Purpose i.e. a.1 + b + c + d	1270.46	1270.46	0	1270.46
2	Project Clearance Fees				
	(a) Fees paid to RERA	2.03	0	0	0
	(b) Fees paid to Local Authority	552.78	251.40	0	251.40
	(c) Consultant @Architect Fees (directly attributable to project)	0.10	0.10	0	0.10
	(d) Any other (Specify)	17.95	17.95	0	17.95
	TOTAL OF FEES PAID	572.85	269.44	0	269.44



3A	Cost of construction and Development				
	(a) Cost of Services (water, electricity to construction site), Site Overheads:	369.05	59.89	0	59.89
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project):	0	0	0	0
	(c) Cost of materials actually purchased:	0	0	0	0
	(d) Cost of Salary and Wages (Excluding cost of salaries of employees of the company not directly attached to project):	20	2.23	0	2.23
	Total of construction and development cost (sum of (a) to (d) of 3A)	389.05	62.12	0	62.12
3B	Cost of construction and development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e REG-2)	389.05	58.30	0	58.3
3C	Total Construction and Development cost (Lower of 3A and 3B)	389.05	58.30	0	58.30
3D	Interest on loan /borrowing (Other than Penal Interest and Penalties etc.) provided such loan /borrowing has been utilized for construction of this project: a) paid to Financial Institutaion, Scheduled Banks NBFC and	0	0	0	0
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S.No. 3D)	389.05	58.30	0	58.3
4	TOTAL COST OF PROJECT				
4A	-For Project Estimation Purpose (S.No.1A + S.No.2 + S.No. 3E)	2232.36	1598.20	0	1598.20
4B	- For % Completion of the project and withdrawal purpose (S No.1B + S.No. 2 + S.No 3E)	2232.36	1598.20	0	1598.20
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x 100			15.79	
6	Percentage completion of the Project (Proportioate cost incurred on the project to the total estimated cost) (Col.6 of S.No.4B / Col.3 of S.No.4B)			71.59	
7	Total amount received from allottees till date since Inception of the Project			0	
8	70 % amount to be deposited in Separate Account (70 % *S.No.7)			0	
9	Loan sanctioned for the project till date (Secured and Unserued both)			0	
10	Loan disbursed for the project till date(secured and unserued both)			0	
11	Interest on deposits)flexi facilities credited to the Separate account			0	
12	Total Amount to be credited in the Separate Account till date (S No.8 + S.No. 10 + S No.11)			0	



13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost* Proportionate Cost Incurred on the Project) (Column	1598.20
14	70 % of principal amount refund on account of Cancellation of Unit (Provided 70 % of the amount collected was deposited to the Separate account earlier).The CA will necessary ensure that units stand cancelled and if the 70 % of the principal amount is to be refunded, the details shall be given in part B of this	0
15	Amount actually withdrawn till date since inception of the project (This shall include 70 % of the amounts already realized till date but not deposited in the Separate Account & the amount already withdrawn towards amount refunded to the allottee (s) towards cancellation of unit (s)	0
16	Computed Balance in Separate A/c as on date :(S No.12 S No.15)	0
17	Actual Balance available in Separate A/c as on date	0
18	Difference between the computed balance and actual balance and actual balance in Separate A/c (S.No.16-S-No.17)Should be Nil	0
19	Eligibility For withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S. No. 17 and (S. No. 13+ S No. 14 -S No. 15)	1598.20
20	Amount to be directly paid to the vendors / billers contractors / Allottees (in case of refund as per S No. 15 above) as per part B of this certificate	0
21	Amount that can be finally transferred to the Transaction account (S No. 19-S No. 20)	-1598.20

This certificate is being issued on specific request of M/s SARASWATI SAGAR (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Note: Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged in any other type of loans/ borrowing.

Signature of Chartered Accountant with seal
(Name of the Chartered Accountant) : CA ABHISHEK GOEL
(Membership Number) : 412467
Name of Firm: MAHESHWARI P A & ASSOCIATES
Firm Registration Number (FRN) : 02023C
UDIN :24412467BKECEI2843
Email : maheshwarica9@gmail.com
Mobile No. : 9997179121





Form REG-3					
(To be Submitted at the time of Registration of Project, Withdrawl of Money from Separate Account and Submission of Quarterly Progress Report)					
Certification work Assigned vide letter No. 10.12.2024				Dated :-19.12.2024	
Information as on 10.12.2024					
<p>Subject :</p> <p>Certificate of amount incurred on [Project Name: SARASWATI GREENS PHASE-1 and RERA Registration No. (TO BE OBTAINED)] for Aquisition and Development of land or / Construction of _____ Tower / Block / Building(s) _____ situated on Khasra No 160 PART, 161 PART, 164 Part, 165/1 Part, 165/2 Part, 167 Part, 170 Part, 174 Part, 175 Part, 245 Part, 246 PART and 250 Part demarcated by its boundaries (latitude and longitude of the end points) 28.9411860 and longitude is 77.688884 to the North-East, and latitude 28.940759 and longitude is 77.687971 to the South-East and latitude 28.943698 and longitude is 77.687378 to the west-North latitude 28.942332 and longitude is 77.685881 to the West-South of village NOOR NAGARI, Bijli Bamba By-Pass Road, Tehsil MEERUT, Competent Authority / Development authority MEERUT DEVELOPMENT AUTHORITY, District MEERUT PIN 250002 admeasuring 39443.30 sq.mts. area being developed by [Promotor's Name] M/S SARASWATI SAGAR, 2nd Floor, Saraswati Plaza, Shivaji Road, MEERUT and [Promoters ID UPRERAPRM 336098], having seperate account No.4842002100003998 Bank Name PUNJAB NATIONAL BANK, BRANCH MEERUT COLLEGE, MEERUT (U.P.)</p>					
PART-B					

I/We also certify that:

Out of the amount reported in Column 6 of S No. 4B

(a) Rs. 1598.20 Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in section 4(2)(1)(d) and is, therefore, admissible for withdrawal form the Separate Account.

(b) Rs. 0 Lacs is the amount for which bills / invoices from the biller/vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.

(c) Rs. 0 Lacs is the amount pertaining to the refund to be made to the Allottees to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement for Sale entered into with that allottee.

S. No.	Name of the Vendor / Contractor / Allottee	Amount Due	Amount Due towards	Bank Name	IFSC	Bank Account No.
1						
2						
3						
4						
5						



6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
	TOTAL				

This certificate is being issued on specific request of M/s SARASWATI SAGAR [Promoter's Name, Promoter's ID UPRERAPRM 336098] for UP RERA compliance. The certification is based on the information and record produced before us/me and is true to the best of our/my knowledge and belief.

Signature of Chartered Accountant with seal
 (Name of the Chartered Accountant) : CA ABHISHEK GOEL
 (Membership Number) : 412467
 Name of Firm: MAHESHWARI PA & ASSOCIATES
 Firm Registration Number (FRN) : 012023C
 UDIN :24412467BKECEI2843
 Email : maheshwarica9@gmail.com
 Mobile No.: 9997179121

