

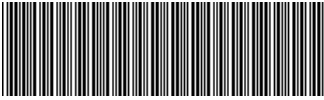
MAHA-RERA Application

General Information

Information Type Other Than Individual

Application Number

REA52100024484



Payment Date 29/09/2017

Total Amount Paid by User 50885.00

Organization

Name	Namoh Builders & developers	PAN Number	AAIFN7366E
Organization Type	Partnership		
Description For Other Type Organization	NA		
Do you have any Past Experience ?	No		

Address Details

Block Number	1195,1196,1197	Building Name	shine city
Street Name	Sonawane wasti	Locality	chikhali
Land mark	Radha Swami Aashram	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Pimpri Chinchawad (M Corp.)
Pin Code	412114		

Organization Contact Details

Name of Contact Person	Sunny Solanki	Designation of Contact Person	Project head
Office Number	09657046667		
Office Number	09657046667		
Fax Number		Email ID	ragahomes@gmail.com
Secondary Mobile Number	9657046668		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
Yogesh Nagraj jain	Partner	AEBPJ2148H	View Details

Nilesh Madhukar Newale	Partner	ABYPN8336M	View Details
Ashish Ashok Siroya	Authorized Signatory	AQDPS3768G	View Details
Atul nagraj Jain	Partner	AEBPJ2147J	View Details

Project

Project Name	Shine City Phase III	Project Status	New Project
Proposed Date of Completion	31/12/2020		
Litigations related to the project ?	No	Project Type	Residential
Are there any Co-Promoters (as defined by MahaRERA Order) in the project ?	Yes		
Plot Bearing No / CTS no / Survey Number/Final Plot no.	1195, 1196, 1197	Boundaries East	B and C Wing Completed and Gat Number 1194
Boundaries West	Gat Number 1197	Boundaries North	E Wing Completed
Boundaries South	Proposed phase	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Pimpri Chinchawad (M Corp.)
Pin Code	412114	Area(In sqmts)	4450
Total Building Count	3		
Sanctioned Buildings Count	3	Proposed But Not Sanctioned Buildings Count	0
Aggregate area(In sqmts) of recreational open space	2145.9		

FSI Details

Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	24035.91	Built-up-Area as per Approved FSI (In sqmts)	9433.32
TotalFSI	33469.23		

Bank Details

Bank Name	Kotak Mahindra Bank	Bank A/c Number	4911841202
IFSC Code	KKBK0000725	Branch Name	Chinchwad
Bank Address	Shop Number K16 to K19 Empire Estate Chinchwad Pune 411019 Maharashtra		

Co-Promoter Details

Project Name	Promoter Name	Co-Promoter Type	Type of Agreement/ Arrangement	VIEW
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Shine City Phase III	Dattatray Landge	Individual	Area Share	View Details
		Sr No.	Document Name	View
		1	Upload Agreement / MoU Copy	View
		2	Declaration in Form B	View
Project Name	Promoter Name	Co-Promoter Type	Type of Agreement/ Arrangement	VIEW
Shine City Phase III	ShankarMahadu More	Individual	Area Share	View Details
		Sr No.	Document Name	View
		1	Upload Agreement / MoU Copy	View
		2	Declaration in Form B	View
Project Name	Promoter Name	Co-Promoter Type	Type of Agreement/ Arrangement	VIEW
Shine City Phase III	Pandurang S More	Individual	Area Share	View Details
		Sr No.	Document Name	View
		1	Upload Agreement / MoU Copy	View
		2	Declaration in Form B	View
Project Name	Promoter Name	Co-Promoter Type	Type of Agreement/ Arrangement	VIEW
Shine City Phase III	Vasant Landge	Individual	Area Share	View Details
		Sr No.	Document Name	View
		1	Upload Agreement / MoU Copy	View
		2	Declaration in Form B	View
Project Name	Promoter Name	Co-Promoter Type	Type of Agreement/ Arrangement	VIEW
Shine City Phase III	Namrata Landge	Individual	Area Share	View Details
		Sr No.	Document Name	View
		1	Upload Agreement / MoU Copy	View
		2	Declaration in Form B	View
Project Name	Promoter Name	Co-Promoter Type	Type of Agreement/ Arrangement	VIEW
Shine City Phase III	Chandrbhaga Nathu More	Individual	Area Share	View Details
		Sr No.	Document Name	View
		1	Upload Agreement / MoU Copy	View
		2	Declaration in Form B	View
Project Name	Promoter Name	Co-Promoter Type	Type of Agreement/ Arrangement	VIEW

Shine City Phase III	Sopan N More	Individual	Area Share	View Details
		Sr No.	Document Name	View
		1	Upload Agreement / MoU Copy	View
		2	Declaration in Form B	View

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	142	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	As per consultants drawings
Water Supply :	YES	0	As per consultants drawings
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	As per consultants drawings
Storm Water Drains :	YES	0	As per consultants drawings
Landscaping & Tree Planting :	YES	0	As per consultants drawings
Street Lighting :	YES	0	As per consultants drawings
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	As per consultants drawings
Aggregate area of recreational Open Space :	YES	0	As per consultants drawings
Open Parking :	YES	0	As per consultants drawings
Community Buildings :	YES	0	As per consultants drawings
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	As per consultants drawings
Solid Waste Management And Disposal :	YES	0	As per consultants drawings
Water Conservation, Rain water Harvesting :	YES	0	As per consultants drawings
Energy management :	YES	0	As per consultants drawings
Fire Protection And Fire Safety Requirements :	YES	0	As per consultants drawings

Building Details

Sr.No.	Project Name	Name	Number of Basement's	Number of Plinth	Number of Podium's	Number of Slab of Super Structure	Number of Stilts	Number of Open Parking	Number of Closed Parking
1	Shine City Phase III	F Wing	1	1	1	13	1	0	56
	Sr.No.	Apartment Type	Carpet Area (in Sqmts)		Number of Apartment		Number of Booked Apartment		
	1	1BHK	33.91		2		0		
	2	1BHK	36.37		4		0		
	3	1BHK	35.93		22		0		

4	1BHK	36.39	20	0
5	2BHK	49.24	24	0
6	2BHK	48.88	10	0
7	2BHK	49.43	12	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, 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 Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name	Number of Basement's	Number of Plinth	Number of Podium's	Number of Slab of Super Structure	Number of Stilts	Number of Open Parking	Number of Closed Parking
2	Shine City Phase III	G Wing	1	1	1	13	1	0	56

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1BHK	33.06	4	0
2	1BHK	36.37	2	0
3	1BHK	35.93	20	0
4	1BHK	36.39	20	0
5	2BHK	49.24	20	0
6	2BHK	48.88	24	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0

4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, 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 Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name	Number of Basement's	Number of Plinth	Number of Podium's	Number of Slab of Super Structure	Number of Stilts	Number of Open Parking	Number of Closed Parking
3	Shine City Phase III	D Wing	1	1	1	13	1	0	30

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1BHK	35.03	4	0
2	1BHK	35.07	2	0
3	2BHK	49.31	4	0
4	2BHK	49.69	4	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	00
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, 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 Obtain Occupation /Completion Certificate	0

Project Professional Information

Professional Name	MahaRERA Certificate No.	Aadhaar Number	Professional Type	Contact	Address
Landmark Design Group	NA		Architect	9763033222	Plot No 32 Sector No 29 ISKON Mandir Road Pradhikaran

Litigations Details

No Records Found

Document Name	Uploaded Document	Comment
Copy of the legal title report	View	
Building Plan Approval (IOD)	View	
PAN Card	View	
Certificates of CA (Form 3)	View	
Details of encumbrances	View	
Declaration in FORM B	View	
Proforma of the allotment letter and agreement for sale	View	
Copy of Layout Approval (in case of layout)	View	
Certificates of Architect (Form 1)(Mandatory for only ongoing project)	NA	
Certificates of Engineer (Form 2)(Mandatory for only ongoing project)	NA	
Certificates of Architect (Form 4)	NA	
Commencement Certificates	NA	
Other	NA	
Certificates of CA (Form 5)	NA	

Cost Details

Sr. No		Particular	Estimated Amount (in INR)	Actual Amount (in INR)
1		Land Cost :		
	a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	24787930	24787930
	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	0	0
	c	Acquisition cost of TDR (if any)	0	0
	d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer	0	0

			charges, registration fees etc; and		
	e		Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0	0
	f	i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
		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 or rent in lieu of Transit Accommodation, overhead cost	0	0
		iii	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
2			Development Cost/ Cost of Construction		
	a	i	Estimated Cost of Construction as certified by Engineer	317155500	0
		ii	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.		
		ii	On-site expenditure for development of entire project excluding cost of construction as per (a) above, i.e. salaries, consultants fees, site overheads development works, cost of services (including water, electricity, sewerage), 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.	105718500	0
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	0	0
	c		Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	0	0
3			Total Estimated Cost of the Real Estate Project	447661930	24787930

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1.
 - That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

 - have/has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

 - a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2.
 - That the project land is free from all encumbrances.

OR

 - That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project;
4.
 - **(a) For new projects :**
That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
 - **(b) For ongoing project on the date of commencement of the Act :**
(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

 - (ii) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amounts from the separate account shall be withdrawn in accordance with 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.
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant, in practice, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.