

MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100040861



Payment Date 20/07/2018

Total Amount Paid by User 120885.00

Organization

Name HILL TOWN CONSTRUCTIONS PAN Number AAJFH5273R

Organization Type Partnership

Description For Other Type Organization NA

Do you have any Past Experience ? No

Address Details

Block Number	SHOP NO 9 10	Building Name	YADAV VYAPAR BHAVAN
Street Name	602 SHUKRAWAR PETH	Locality	PUNE
Land mark	NEAR MAMLEDAR KACHERI	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Peth
Pin Code	411002		

Organization Contact Details

Name of Contact Person	RAJJAK AHMED MULANI	Designation of Contact Person	PARTNER
Office Number	02024486765		
Office Number	02024486765		
Fax Number		Email ID	ramulani7@gmail.com
Secondary Mobile Number	9420481355		
Website URL	www.rmulanirealty.com		

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
RAJJAK AHMED MULANI	Authorized Signatory	ACDPM3241Q	View Details

RAJJAK AHMED MULANI	Partner	ACDPM3241Q	View Details
SOHAIL RAJJAK MULANI	Partner	CLLPM2613P	View Details
HASNAIN RAFIQ JAFERANI	Partner	AFLPJ5866P	View Details
KALPANA HANUMANT KEMDHARE	Partner	AZIPK1721D	View Details

Project

Project Name	HILL TOWN	Project Status	New Project
Proposed Date of Completion	22/07/2022		
Litigations related to the project ?	No	Project Type	Others
Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?	No		
Plot Bearing No / CTS no / Survey Number/Final Plot no.	S NO 32 KONDHWA CHOWK UNDRI PISOLI ROAD NEAR KHADI MACHINE CHOWK PUNE 411037	Boundaries East	SR NO 32 PART
Boundaries West	SR NO 32 PART 43	Boundaries North	60 M WIDE ROAD
Boundaries South	SR NO 32 PART	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	kondhwa BK
Street	UNDRI PISOLI ROAD	Locality	NEAR KHADI MACHINE CHOWK
Pin Code	411037	Area(In sqmts)	12000
Total Building Count	3		
Sanctioned Buildings Count	3	Proposed But Not Sanctioned Buildings Count	0
Aggregate area(In sqmts) of recreational open space	583.57		

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)	4152.28	Built-up-Area as per Approved FSI (In sqmts)	3759.08
TotalFSI	7911.36		

Bank Details

Bank Name	DCB BANK LTD	Bank A/c Number	09822000000064
IFSC Code	DCBL0000098	Branch Name	KONDWE BRANCH
Bank Address	SHOP NO 1 2 3 BRAMHA		

8	2BHK	64.78	2	0
9	1BHK	27.76	4	0
10	1BHK	25.62	4	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
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	Proposed Date of Completion	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	HILL TOWN	B WING	22/07/2022	2	1	1	4	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2 BHK	57.16	4	0
2	1BHK	25.62	3	0
3	1BHK	27.76	3	0
4	SHOP	23.33	8	0
5	SHOWROOM	42.39	1	0
6	OFFICE	31.16	2	0
7	OFFICE	32.20	1	0
8	OFFICE	27.70	2	0
9	OFFICE	28.17	2	0
10	2BHK	64.78	2	0

Sr.No.	Tasks / Activity	Percentage of Work
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1	Excavation	100
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	Proposed Date of Completion	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	HILL TOWN	C WING	22/07/2022	2	1	1	4	0	0	0

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1BHK	32.37	8	0
2	1BHK	37.08	8	0
3	1BHK	30.26	8	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
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	0

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

Project Professional Information

Professional Name	MahaRERA Certificate No.	Aadhaar Number	Professional Type	Contact	Address
RAMCHANDRA PRASAD	NA	477015381539	Contractor	9422083451	AMBIKA NAGAR GUJAR WASTI S NO 658 4 BIBVEWADI PUNE 411037
VIKAS M DHERE	NA	969526634843	Architect	9371016240	SHOP NO 28 SARASWATI COMPLEX NEAR BIBVEWADI POLICE STATION PUNE 411037
KEDAR PHADNIS	NA	461773078031	Structural Engineer	9423012603	C5 10 SARITANAGRI PHASE II S NO 119 1 PARVATI PUNE 411009

Litigations Details

No Records Found

Document Name	Uploaded Document	Comment
PAN Card	View	
Copy of the legal title report	View	
Commencement Certificates	View	
Certificates of CA (Form 3)	View	
Building Plan Approval (IOD)	View	
Building Plan Approval (IOD)	View	
Building Plan Approval (IOD)	View	
Copy of Layout Approval (in case of layout)	View	
Copy of Layout Approval (in case of layout)	View	
Details of encumbrances	View	
Declaration in FORM B	View	
Proforma of the allotment letter and agreement for sale	View	
Certificates of Architect (Form 1)(Mandatory for only ongoing project)	View	
Certificates of Engineer (Form 2)(Mandatory for only ongoing project)	View	
Status of Conveyance	NA	
Certificates of Architect (Form 4)	NA	
Other	NA	
Certificates of CA (Form 5)	NA	
Status of Formation of Legal Entity (Society/Co Op etc.)	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	100000000	107500000
	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 charges, registration fees etc; and	9500000	9607440
	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	193000000	3871136
		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.	0	3275083
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	0	4340134
	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	302500000	128593793

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.