

MahaRERA Application

General Information

Information Type	Other Than Individual
Application No.	REA52100048479
	
Payment Date	11/01/2019
Enforce Penalty Status	- NA
System Generated Penalty Status	- NA
Total Amount Paid by User	262785.00

Organization

Name	Yashodhan Affordable Landmark LLP	PAN Number	AACFY1398K
Organization Type	Partnership		
Description For Other Type Organization	NA		
Do you have any Past Experience ?	Yes		
Are you a part of any Promoters Organization?	Selected Organization		

Address Details

Block Number	1204/14	Building Name	Yashodhan House
Street Name	ghole Road	Locality	shivajinagar
Land mark	near andhra bank	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Pune City	Village	Pune (M Corp.)
Pin Code	411004		

Organization Contact Details

Name of Contact Person	Rahul Navandar	Designation of Contact Person	Partner
Office Number	02025513553		
Office Number	02025513553		
Fax Number		Email ID	yashodhan777@gmail.com
Secondary Mobile Number	8308706565		
Website URL			

Past Experience Details

				Land Area(In						Original Proposed	Actual Date
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Sr.No.	Project Name	Type of Project	Others	Sq mtrs)	Address	Total Cost	CTS Number	Number of Buildings/Plot	Number of Apartments	Date of Completion	of Completion
1	Mahaveer Residency	Residential	NA	10000	Sn. No. 2 kondhwa bk. Pune 48	900000000	Survey number 2	3	158	2015-03-31	2015-03-31
2	Mahaveer Park	Residential	NA	5000	S.no 4 kondhwa bk. Pune 48	400000000	Survey number 4	1	87	2016-12-31	2017-03-31
3	Mahaveer Delight	Residential	NA	7500	S.no. 5 kondhwa bk. Pune 48	500000000	Survey number 5	1	153	2017-12-31	2018-03-31
4	Mahaveer Corner	Commercial	NA	2000	S.no. 2 kondhwa bk. Pune 48	250000000	Survey number 2	1	16	2017-03-31	2017-03-31
5	Dhruva Residency	Residential	NA	2000	S.no. 48 kondhwa bk. Pune 48	150000000	Survey number 48	1	60	2018-06-30	2017-12-30
6	Durva Residency	Residential	NA	1000	S.no. 17 katraj pune 48	40000000	Survey number 17	1	18	2012-03-31	2012-06-30
7	Dev giri	Residential	NA	1000	S.no. 50 wadgaon sheri pune	40000000	Survey number 50	1	18	2012-09-30	2012-09-30

Member Information

Member Name	Designation	PAN No.	VIEW
Rahul suresh Navandar	Partner	AAIPN4164C	View Details
Rahul Suresh Navandar	Authorized Signatory	AAIPN4164C	View Details

Project

Project Name	Dwarikadham	Project Status	New Project
Proposed Date of Completion	31/12/2023		
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.	51/1A/2B/3C plot A and B	Boundaries East	D P road
Boundaries West	Sinhagad city school	Boundaries North	Metrogreens society
Boundaries South	D P road	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	kondhwa BK
Street	Kondhwa- yeolewadi link road	Locality	Kondhwa BK.

Pin Code	411048	Area(In sqmts)	26190
Total Building Count	14		
Sanctioned Buildings Count	14	Proposed But Not Sanctioned Buildings Count	0
Aggregate area(In sqmts) of recreational open space	2619		

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)	14839.56	Built-up-Area as per Approved FSI (In sqmts)	20805.55
TotalFSI	35645.11		

Bank Details

Bank Name	IDFC bank	Bank A/c Number	10002228747
IFSC Code	IDFB0041351	Branch Name	Bundgarden road
Bank Address	Bund garden road,Pune		

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	240	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	work yet to start
Energy management :	YES	0	work yet to start
Fire Protection And Fire Safety Requirements :	YES	0	work yet to start
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	work yet to start
Aggregate area of recreational Open Space :	YES	0	work yet to start
Open Parking :	YES	0	work yet to start
Water Supply :	YES	0	work yet to start
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	work yet to start
Storm Water Drains :	YES	0	work yet to start
Landscaping & Tree Planting :	YES	0	work yet to start
Street Lighting :	YES	0	work yet to start
Community Buildings :	YES	0	work yet to start
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	work yet to start
Solid Waste Management And Disposal :	YES	0	work yet to start

Building Details

Sr.No.	Project	Name	Proposed	Number of	Number	Number	Number of	Number	Number	Number
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	Name		Date of Completion	Basement's	of Plinth	of Podium's	Slab of Super Structure	of Stilts	of Open Parking	of Closed Parking																																	
1	Dwarikadham	1	31/12/2023	0	1	0	8	1	50	20																																	
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3	Dwarikadham	3	31/12/2023	0	1	0	8	1	50	20
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1	1 BHK	36.23+3.90balcon	70	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
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4	Dwarikadham	4	31/12/2023	0	1	0	8	1	50	20
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1	1 BHK	36.23+3.90balcon	70	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	00

3	X number of Podiums	00
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
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5	Dwarikadham	5	31/12/2023	0	1	0	8	1	50	20

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1 BHK	36.23+3.90balcon	40	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
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10	Dwarikadham	10	31/12/2023	0	1	0	8	1	50	20
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11	Dwarikadham	11	31/12/2023	0	1	0	8	1	50	20
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Litigations Details

No Records Found

Document Name	Uploaded Document	Comment
PAN Card	View	
Other	View	
Other	View	
Commencement Certificates	View	
Copy of Layout Approval (in case of layout)	View	
Building Plan Approval (IOD)	View	
Details of encumbrances	View	
Declaration in FORM B	View	
Copy of the legal title report	View	
Proforma of the allotment letter and agreement for sale	View	
Certificates of CA (Form 3)	View	
Status of Conveyance	NA	
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	
Form 2A	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	664856000	664856000
	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)	15000000	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	39921400	39921400
	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	810000000	2500000
		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.	70000000	500000
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	32500000	20249385
	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	200000000	50000000
3		Total Estimated Cost of the Real Estate Project	1832277400	778026785

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,

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.

