

MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100103117



Payment Date 08/02/2022

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 101394.20

Organization

Name RION BUILDTECH PRIVATE LIMITED PAN Number zNF1iPKXzZjPBMOQ2Dro0A==

Organization Type Company

Description For Other Type Organization NA

Do you have any Past Experience ? No

Address Details

Block Number A-102 Building Name ICC TRADE TOWER
Street Name SENAPATI BAPAT ROAD Locality SENAPATI BAPAT ROAD
Land mark NEAR PAVILLION MALL State/UT MAHARASHTRA
Division Pune District Pune
Taluka Pune City Village Pune (M Corp.)
Pin Code 411016

Organization Contact Details

Name of Contact Person VINEET KRISHNAKUMAR GOYAL Designation of Contact Person DIRECTOR
Office Number 02067641839
Office Number 02067641839
Fax Number Email ID samina.mulla@kohinoorpune.com
Secondary Mobile Number 7028988330
Website URL

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
VINEET KRISHNAKUMAR GOYAL	Director	hHD5r1DPVj1xid98otVezg==	View Details
MANOJ VIRENDRAKUMAR GUPTA	Authorized Signatory	InoIW173EN3Y0lz+5JZpPQ==	View Details

Project

Project Name	ZEN ELITE	Project Status	New Project
Proposed Date of Completion	31/12/2026		
Litigations related to the project ?	No	Project Type	Residential
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 70/1	Boundaries East	LAND BELONGING TO AMRUTA AND NAMDEO S NO 70-2
Boundaries West	S NO 74 GOVERNMENT FOREST	Boundaries North	S NO 77-74 AND GOVERNMENT FOREST
Boundaries South	MULA RIVER	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Pune City	Village	Pune (M Corp.)
Street	S NO 70/1	Locality	NEXT TO EON WATERFRONT, KHARADI
Pin Code	411014	Area(In sqmts)	10050.92
Total Building Count	4		
Sanctioned Buildings Count	2	Proposed But Not Sanctioned Buildings Count	2
Aggregate area(In sqmts) of recreational open space	1021.14		

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)	45293.93	Built-up-Area as per Approved FSI (In sqmts)	13050.64
TotalFSI	58344.57		

Bank Details

Bank Name	HDFC BANK	Bank A/c Number	50200065182302
IFSC Code	HDFC0000039	Branch Name	BOAT CLUB ROAD
Bank Address	9/2, KALPATARU GARDENS,		

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	560	0	0

Development Work

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

Building Details

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																																													
1	ZEN ELITE	A3	31/12/2026	1	0	2	30	1	0	160																																													
		<table><tr><th>Sr.No.</th><th>Apartment Type</th><th>Carpet Area (in Sqmts)</th><th>Number of Apartment</th><th>Number of Booked Apartment</th></tr><tr><td>1</td><td>3BHK</td><td>75.09</td><td>23</td><td>0</td></tr><tr><td>2</td><td>3BHK</td><td>87.54</td><td>23</td><td>0</td></tr><tr><td>3</td><td>3BHK</td><td>95.46</td><td>23</td><td>0</td></tr><tr><td>4</td><td>2BHK</td><td>69.77</td><td>19</td><td>0</td></tr><tr><td>5</td><td>2BHK</td><td>61.51</td><td>19</td><td>0</td></tr><tr><td>6</td><td>3BHK</td><td>72.01</td><td>19</td><td>0</td></tr><tr><td>7</td><td>2BHK</td><td>77.67</td><td>4</td><td>0</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	3BHK	75.09	23	0	2	3BHK	87.54	23	0	3	3BHK	95.46	23	0	4	2BHK	69.77	19	0	5	2BHK	61.51	19	0	6	3BHK	72.01	19	0	7	2BHK	77.67	4	0													
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8	3BHK	85.04	4	0
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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	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	ZEN ELITE	B BUILDING	31/12/2026	0	0	0	7	1	0	0

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1BHK	36.91	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
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

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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	ZEN ELITE	A1	31/12/2026	0	0	2	28	1	0	160

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	3BHK	75.09	23	0
2	3BHK	87.54	23	0
3	3BHK	95.46	23	0
4	2BHK	69.77	19	0
5	2BHK	61.51	19	0
6	3BHK	72.01	19	0
7	2BHK	77.67	4	0
8	3BHK	85.04	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	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																																	
4	ZEN ELITE	A2	31/12/2026	1	0	2	30	1	0	160																																	
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Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
CUBIX ARCHITECTS AND ASSOCIATES	NA	Architect	7757043086	Office no1&2 Aristocrat L Opp Beverly Hills Hotel Lullanagar Bibwewadi 411040
PLANEDGE CONSULTANTS PVT LTD	NA	Engineer	8888887891	6TH FLOOR GAGAN UNO NEAR RUBY HALL CLINIC DHOLE PATIL ROAD PUNE 411001
AGH AND ASSOCIATES	NA	Chartered Accountant	8668988254	OFFICE NO 7 KUNAL PURAM COMMERCIAL COMPLEX DAPODI PUNE411012

Litigations Details

No Records Found

Document Name	Uploaded Document	Comment
1 PAN Card	View Download	
1 Copy of the legal title report	View Download	
1 Details of encumbrances	View Download	
1 Copy of Layout Approval (in case of layout)	View Download	
1 Building Plan Approval / NA Order for plotted development	View Download	
2 Building Plan Approval / NA Order for plotted development	View Download	
3 Building Plan Approval / NA Order for plotted development	View Download	
4 Building Plan Approval / NA Order for plotted development	View Download	
5 Building Plan Approval / NA Order for plotted development	View Download	
1 Commencement Certificates / NA Order for plotted development	View Download	
1 Declaration about Commencement Certificate	View Download	
1 Declaration in FORM B	View Download	
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	View Download	
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	View Download	
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	View Download	
1 CERSAI details	View Download	
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	NA	
1 Disclosure of sold/ booked inventory	NA	
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	NA	
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	NA	
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	NA	
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	NA	

1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	NA	
1 Proforma of the allotment letter and agreement for sale	View Download	
2 Proforma of the allotment letter and agreement for sale	View Download	
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	NA	
1 Architect's Certificate on Completion of Project (Form 4)	NA	
1 Status of Formation of Legal Entity (Society/Co Op etc.)	NA	
1 Status of Conveyance	NA	
1 Other	NA	
1 Details of Restarting of Construction work post lockdown	NA	