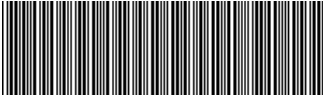


MahaRERA Application

General Information

Information Type	Other Than Individual
Application No.	REA52100106764
	
Payment Date	15/04/2022
Enforce Penalty Status	- NA
System Generated Penalty Status	- NA
Total Amount Paid by User	35885.00

Organization

Name	RAGA DEVELOPERS	PAN Number	mJ3V/ZfBbd5F9sJXwunmwA==
Organization Type	Partnership		
Description For Other Type Organization	NA		
Do you have any Past Experience ?	No		

Address Details

Block Number	C BLOCK, 9/1	Building Name	RAGA DEVELOPERS
Street Name	PIMPRI COLONY	Locality	PIMPRI
Land mark	NEAR VAISHNODEVI MANDIR	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Pimpri Chinchawad (M Corp.)
Pin Code	411017		

Organization Contact Details

Name of Contact Person	KIMATRAI TIRTHRAM KESWANI	Designation of Contact Person	AUTHORIZED SIGNATORY PARTNER
Office Number	09822594115		
Office Number	09822594115		
Fax Number		Email ID	sagapolytech@rediffmail.com
Secondary Mobile Number	9822197511		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
KIMATRAI TIRTHRAM KESWANI	Authorized Signatory	R1vtekhgBc/oszMAtZaxUg==	View Details
TIRATHRAM NARAYANDAS KESWANI	Partner	vdyEMbhMgkKhFKRe75Bd+g==	View Details
VIMLA TIRATHRAM KEWSWANI	Partner	I6kvOyGFE91IW5Ua/4BviA==	View Details
MOHINI TIRITHDAS KESWANI	Partner	Z/TXipGd4InEPjfafw8k9A==	View Details
MUKESH TIRTHDAS KESWANI	Authorized Signatory	ODVBzEt4TKvbKLDagwovug==	View Details

Project

Project Name	TOP TOWERS - A	Project Status	New Project
Proposed Date of Completion	31/12/2025		
Litigations related to the project ?	No	Project Type	Residential
Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?	Yes		
Plot Bearing No / CTS no / Survey Number/Final Plot no.	SURVEY NUMBER 134/1 PART	Boundaries East	SURVEY NUMBER 133
Boundaries West	SURVEY NUMBER 135	Boundaries North	SURVEY NUMBER 134 PART
Boundaries South	SURVEY NUMBER 143	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Mulshi	Village	Wakad
Street	NEAR SAYAJI HOTEL	Locality	WAKAD
Pin Code	411057	Area(In sqmts)	3500
Total Building Count	1		
Sanctioned Buildings Count	1	Proposed But Not Sanctioned Buildings Count	0
Aggregate area(In sqmts) of recreational open space	328.97		

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)	3000	Built-up-Area as per Approved FSI (In sqmts)	11570.70
TotalFSI	14570.70		

Bank Details

Bank Name	KOTAK MAHINDRA BANK	Bank A/c Number	7746113544
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IFSC Code

KKBK0001798

Branch Name

PIMPRI

Bank Address

GR MEZZANINE AND
BASEMENT KUDALE PLAZA
SURVEY 11 HISSA 1 1D 1 2 3
4 5 6 CTS 879 WAGHERE
PUNE 411017

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
TOP TOWERS - A	TIRTHDAS KESWANI	Individual	Revenue Share	View Details	Active
		Sr No.	Document Name	View	
		1	Upload Agreement / MoU Copy	View Download	
		2	Declaration in Form B	View Download	

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	93	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	AS PER REQUIREMENT
Water Conservation, Rain water Harvesting :	YES	0	AS PER SANCTION RULES
Energy management :	YES	0	WORK NOT STARTED
Fire Protection And Fire Safety Requirements :	YES	0	AS PER FIRE NOC
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	AS PER REQUIREMENT
Aggregate area of recreational Open Space :	YES	0	AS PER SANCTION PLAN
Open Parking :	YES	0	AS PER SANCTION RULES
Water Supply :	YES	0	BY BOR WELL AND PCMC
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	AS PER MEP CONSULTANT
Storm Water Drains :	YES	0	AS PER SANCTION RULES
Landscaping & Tree Planting :	YES	0	AS PER SANCTION RULES
Street Lighting :	YES	0	AS PER REQUIREMENT
Community Buildings :	YES	0	AS PER SANCTION PLAN
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	AS PER REQUIREMENT
Solid Waste Management And Disposal :	YES	0	AS PER SANCTION RULES

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	TOP TOWERS -A	TOWER -A	31/12/2025	1	0	0	21	1	45	93																																													
		<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>2BHK</td><td>54.99</td><td>20</td><td>0</td></tr><tr><td>2</td><td>2BHK</td><td>55.33</td><td>20</td><td>0</td></tr><tr><td>3</td><td>2BHK</td><td>56.45</td><td>20</td><td>0</td></tr><tr><td>4</td><td>3BHK</td><td>58.91</td><td>19</td><td>0</td></tr><tr><td>5</td><td>3BHK</td><td>59.15</td><td>19</td><td>0</td></tr><tr><td>6</td><td>1BHK</td><td>35.15</td><td>17</td><td>0</td></tr><tr><td>7</td><td>1BHK</td><td>35.30</td><td>19</td><td>0</td></tr><tr><td>8</td><td>2BHK</td><td>56.55</td><td>19</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	2BHK	54.99	20	0	2	2BHK	55.33	20	0	3	2BHK	56.45	20	0	4	3BHK	58.91	19	0	5	3BHK	59.15	19	0	6	1BHK	35.15	17	0	7	1BHK	35.30	19	0	8	2BHK	56.55	19	0
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Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
HRISHIKESH KULKARNI	NA	Architect	2066268888	: 5th Floor, Next Gen Avenue Su.No 103(p), CTS no 2850, Off, Senapati Bapat Rd, near Icc Trade Tower, Bahiratwadi, Pune, Maharashtra 411016

U S PURNDARE	NA	Engineer	2025280809	Gensys Technologies Pvt.Ltd, 201/202, Saudamini Complex, 2nd Floor, Right Bhusari Colony,Chandani Chowk, Kothrud, Pune – 4111038
VINIT D ACHHA AND ASSOCIATES	NA	Chartered Accountant	9175599899	Shop No 03, Ketaki Apartment, Near Maruti Mandir, Chinchwad, Pune 411 033

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	
6 Building Plan Approval / NA Order for plotted development	View Download	
7 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	
2 CERSAI details	View Download	
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	NA	
1 Disclosure of sold/ booked inventory	View Download	
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	