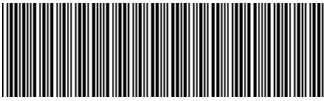


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100107698



Payment Date 03/05/2022

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 82415.20

Organization

Name	Akanksha Builders	PAN Number	5uB5zwKnLL0vwtNTswv8EQ==
Organization Type	Partnership		
Description For Other Type Organization	NA		
Do you have any Past Experience ?	No		

Address Details

Block Number	Office No. 213	Building Name	The Pentagon
Street Name	Pune Satara Road	Locality	Parvati
Land mark	Hotel Panchami	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Parvati
Pin Code	411009		

Organization Contact Details

Name of Contact Person	Mr Nihal Allauddin Shaikh	Designation of Contact Person	Authorised Signatory
Office Number	02024222844		
Office Number	02024222844		
Fax Number		Email ID	accounts@akankshabuilders.com
Secondary Mobile Number	8554069351		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
Kunal Heeralal Sharma	Partner	xZMo6YZLQCKDt9KZn/k11w==	View Details
Nihal Allauddin Shaikh	Partner	pVcD2uZAKeU/rpwoB8gn8Q==	View Details

Project

Project Name	The Camelia Phase - 1	Project Status	New Project
Proposed Date of Completion	20/06/2026		
Litigations related to the project ?	No	Project Type	Others
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.	S.No.65/1/1B, 70/1	Boundaries East	ADJ S No - 70 Part
Boundaries West	ADJ Hinjawadi Shiv	Boundaries North	ADJ S No - 71
Boundaries South	ADJ S No - 65 Part	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Mulshi	Village	Wakad
Street	Hinjawadi Road	Locality	Wakad
Pin Code	411057	Area(In sqmts)	8153.02
Total Building Count	2		
Sanctioned Buildings Count	2	Proposed But Not Sanctioned Buildings Count	0
Aggregate area(In sqmts) of recreational open space	251.06		

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)	11683.72	Built-up-Area as per Approved FSI (In sqmts)	19387.92
TotalFSI	31071.64		

Bank Details

Bank Name	Axis Bank	Bank A/c Number	921020012941380
IFSC Code	UTIB0000350	Branch Name	Sahakar Nagar Pune
Bank Address	Sahakar Nagar Pune - 411009		

Promoter(Land Owner/ Investor) Details

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Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status									
The Camelia Phase - 1	Maruti Bhausahab Devkar and Others	Individual	Area Share	View Details	Active									
		<table><tr><th>Sr No.</th><th>Document Name</th><th>View</th></tr><tr><td>1</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>2</td><td>Declaration in Form B</td><td>View Download</td></tr></table>			Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	View Download	2	Declaration in Form B	View Download	
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)	406	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	As per Approved Plan
Water Conservation, Rain water Harvesting :	YES	0	As per Approved Plan
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	As per CFO Noc
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	As per Approved Plan
Aggregate area of recreational Open Space :	YES	0	As per Approved Plan
Open Parking :	NO	0	NA
Water Supply :	YES	0	Not Commenced
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	As per Approved Plan
Storm Water Drains :	YES	0	As per Approved Plan
Landscaping & Tree Planting :	YES	0	As per Approved Plan
Street Lighting :	YES	0	Not Commenced
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	NO	0	NA

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	The Camelia Phase - 1	Wing - B	20/06/2026	1	1	1	18	1	0	52															
		<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>61.09</td><td>17</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	2BHK	61.09	17	0					
Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment																					
1	2BHK	61.09	17	0																					

2	2BHK	62.91	33	0
3	2BHK	63.42	20	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
2	The Camelia Phase - 1	Wing - C	20/06/2026	1	1	1	18	1	0	76

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	63.42	22	0
2	2BHK	63.57	22	0
3	2BHK	64.31	21	0
4	3BHK	84.33	11	0
5	1BHK	42.28	11	0
6	1BHK	43.24	11	0
7	1BHK	43.56	11	0
8	1BHK	48.84	11	0
9	2BHK	62.91	22	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

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
Ana Consortium PVT LTD	NA	Architect	2025656542	7th Floor Mantri Sterling Off SB Road Shivajinagar Pune
Sunil Mutalik & Associates	NA	Engineer	2224476705	1349/50, Shukrawar Peth, Arthshilp, 3rd Fl, Bajirao Rd, Above Hotel Ganaraj, Pune : 411002
CA Rutuja Narsingh and Associates	NA	Chartered Accountant	9867776629	301 The Landmark Plot No 26A Sector 7 Kharghar 410210

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)	NA	
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	NA	
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	

Cost Details

Sr. No		Particular	Estimated Amount (in INR)	Actual Amount (in INR)
1		Land Cost :		
	a	Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost	192574309	192574309
	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	163168591	14406129
	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	2739849	2739849
	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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	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
		iv Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	0	0
2		Development Cost/ Cost of Construction		
	a	i Estimated Cost of Construction as certified by Engineer	592500000	16586869
		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 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 incurred to complete the construction of the entire phase of the project registered.	110908231	9590890
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	2146320	1453112

	c	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	1064037300	237351158