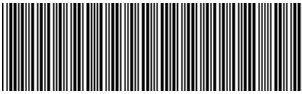


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100119230



Payment Date 31/08/2022

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 71850.00

Organization

Name GOVIND RAVIRAJ DEVELOPERS LLP PAN Number xxxxxx252C

Organization Type Partnership Description For Other Type Organization NA

Do you have any Past Experience ? Yes

Address Details

Block Number	1 TO 5	Building Name	MILLENIUM STAR BUILDING
Street Name	DHOLE PATIL ROAD	Locality	RUBY HALL
Land mark	RUBY HALL	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Pune City	Village	Pune (M Corp.)
Pin Code	411001		

Organization Contact Details

Name of Contact Person	ABHINANDAN RAVINDRA SAKLA	Designation of Contact Person	PARTNER
Office Number	02026164436		
Fax Number		Email ID	abhinandan@ravirajgroup.com
Secondary Mobile Number	8888887039		
Website URL	ravirajrealty.com		

Past Experience Details

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	Total Cost	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
1	93 AVENUE	Commercial	NA	12700	FATIM NAGAR	160000000	93	1	320	2018-08-15	2018-08-16

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	Total Cost	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
					JUNCTION WANWADI PUNE						
2	WEST AVENUE	Commercial	NA	4100	OPP PMRDA OFFICE AUNDH PUNE	63000000	2A	1	242	2022-12-30	2022-12-31

Member Information

Member Name	Designation	PAN No.	VIEW
RAVINDRA NAUPATLAL SAKLA	Partner	xxxxxxx235F	View Details
SHATRUGHNA SITARAM KATE	Partner	xxxxxxx542Q	View Details
ABHINANDAN RAVINDRA SAKLA	Partner	xxxxxxx603L	View Details
ABHINANDAN RAVINDRA SAKLA	Authorized Signatory	xxxxxxx603L	View Details
BHARAT SITARAM KATE	Partner	xxxxxxx675E	View Details

Project

Project Name (Mention as per Sanctioned Plan)	PRESIDENTIAL TOWER	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 ?	Yes		
Plot Bearing No / CTS no / Survey Number/Final Plot no.	SNO 119 CTS NO 1212 PART HISAA NO 2A	Boundaries East	CTS 1211 PART
Boundaries West	CTS 1213	Boundaries North	CTS 1212 PART
Boundaries South	18 M ROAD	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Pimpale Saudagar
Street	PIMPLE SAUDAGAR	Locality	OPP CITY PRIDE
Pin Code	411027	Total Plot/Project area (sqmts)	7096.50
Total Number of Proposed Building/Wings (In the Layout/Plot)	3	Is project plan sanctioned by MCGM?	
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	3	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	620.75		

FSI Details

Permissible Total FSI of Plot (Permissible Built-up Area)

30609.28

Bank Details

Bank Name	INDIAN BANK	Bank A/c Number	7280323893
IFSC Code	IDIB000N012	Branch Name	NANA PETH
Bank Address	613 - B, Parsi Agiyary Compound, New Nana Peth, Pune, 411002		

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
PRESIDENTIAL TOWER	SHARAD SUBRAO KOKATE & OTHERS	Individual	Revenue Share	View Details	Active
		Sr No.	Document Name	View	
		1	Upload Agreement / MoU Copy	View Download	
		2	Upload Agreement / MoU Copy	View Download	
		3	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)	346	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	AS PER DWG
Water Conservation, Rain water Harvesting :	YES	0	AS PER CONSULTANTS
Energy management :	YES	0	AS PER NORMS
Fire Protection And Fire Safety Requirements :	YES	0	AS PER NORMS
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	AS PER NORMS
Aggregate area of recreational Open Space :	YES	0	AS PER NORMS
Open Parking :	YES	0	AS PER DWG
Water Supply :	YES	0	AS PER CONSULTANTS
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	AS PER NORMS
Storm Water Drains :	YES	0	AS PER CONSULTANTS
Landscaping & Tree Planting :	YES	0	AS PER NORMS
Street Lighting :	YES	0	AS PER CONSULTANTS
Community Buildings :	YES	0	AS PER NORMS

Treatment And Disposal Of Sewage And Sullage Water :	YES	0	AS PER CONSULTANTS
Solid Waste Management And Disposal :	YES	0	AS PER NORMS

Building Details

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
1	PRESIDENTIAL TOWER	C BUILDING MAHADA AND COMMERCIAL	31/12/2026	2	1	0	3	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	45.09	3	0
2	Shop	25.90	11	0
3	Shop	30.96	1	0
4	2BHK	45.77	6	0
5	2BHK	45.01	6	0
6	2BHK	45.42	3	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 (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-	Number of Closed Parking
--------	--------------	--	-----------------------------	----------------------	------------------	--------------------	-----------------------------	------------------	--	--------------------------

									Wheeler)																																				
2	PRESIDENTIAL TOWER	B BUILDING	31/12/2026	2	1	3	24	1	0	1																																			
		<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>122.72</td><td>1</td><td>0</td></tr><tr><td>2</td><td>3BHK</td><td>118.37</td><td>1</td><td>0</td></tr><tr><td>3</td><td>3BHK</td><td>117.29</td><td>1</td><td>0</td></tr><tr><td>4</td><td>3BHK</td><td>116.23</td><td>46</td><td>0</td></tr><tr><td>5</td><td>3BHK</td><td>120.84</td><td>17</td><td>0</td></tr><tr><td>6</td><td>3BHK</td><td>115.41</td><td>29</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	3BHK	122.72	1	0	2	3BHK	118.37	1	0	3	3BHK	117.29	1	0	4	3BHK	116.23	46	0	5	3BHK	120.84	17	0	6	3BHK	115.41	29	0
Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment																																									
1	3BHK	122.72	1	0																																									
2	3BHK	118.37	1	0																																									
3	3BHK	117.29	1	0																																									
4	3BHK	116.23	46	0																																									
5	3BHK	120.84	17	0																																									
6	3BHK	115.41	29	0																																									
		<table><tr><th>Sr.No.</th><th>Tasks / Activity</th><th>Percentage of Work</th></tr><tr><td>1</td><td>Excavation</td><td>0</td></tr><tr><td>2</td><td>X number of Basement(s) and Plinth</td><td>0</td></tr><tr><td>3</td><td>X number of Podiums</td><td>0</td></tr><tr><td>4</td><td>Stilt Floor</td><td>0</td></tr><tr><td>5</td><td>X number of Slabs of Super Structure</td><td>0</td></tr><tr><td>6</td><td>Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises</td><td>0</td></tr><tr><td>7</td><td>Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises</td><td>0</td></tr><tr><td>8</td><td>Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.</td><td>0</td></tr><tr><td>9</td><td>The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing</td><td>0</td></tr><tr><td>10</td><td>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</td><td>0</td></tr></table>									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.	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 (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking																																			
3	PRESIDENTIAL TOWER	A BUILDING	31/12/2026	2	1	3	24	1	0	1																																			
		<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>4BHK</td><td>145.26</td><td>1</td><td>0</td></tr><tr><td>2</td><td>4BHK</td><td>144.40</td><td>23</td><td>0</td></tr><tr><td>3</td><td>4BHK</td><td>144.08</td><td>23</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	4BHK	145.26	1	0	2	4BHK	144.40	23	0	3	4BHK	144.08	23	0															
Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment																																									
1	4BHK	145.26	1	0																																									
2	4BHK	144.40	23	0																																									
3	4BHK	144.08	23	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
CA AMOL O LAHOTI	NA	Chartered Accountant	8149002221	P305 306 3 RD FLOOR MAYUR TRADE CENTRE PH 1 STATION CHOWK CHINCHWAD PUNE
ARC LIASONING MAHENDRA THAKUR	NA	Architect	9823555761	101 & 101 A VINSHNU VISION PLOT 22 NEAR SNBP SCHOOL MORWADI PIMPRI PUNE
ARC DESIGN SIDDHI SAKLA	NA	Architect	0202610001	206 MILLENUM STAR BUILDING DHOLE PATIL ROAD NEAR RUBY HALL PUNE 411001
RCC PARAG CHOPADA	NA	Engineer	9823031207	Office No.1, 1st floor, Abhijeet Court, Above VLCC, Bhandarkar Road, Shivajinagar, Pune -411004
PLUMBING SACHIN Gurubheti	NA	Engineer	9860318085	Off. 146 , Shoppers Orbit Apartment . Vishrantwadi. Pune - 411 015, India. Off Mob : 7770005862 E- Mail Sachin@aquatechdesigners.com

Litigations Details

No Records Found

Document Name	Uploaded Document
1 PAN Card	View Download
1 Copy of the legal title report	View Download
1 a Details of encumbrances concerned to Finance	View Download
1 b Details of encumbrances concerned to Legal	View Download
1 Copy of Layout Approval (in case of layout)	View Download
2 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
8 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 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	NA
1 Disclosure of sold/ booked inventory	NA
1 CERSAI details	View Download
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	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 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	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
3 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 – Legal	View Download
2 Other – Legal	View Download
1 Other – Finance	View Download
1 Other – Technical	NA
1 Foreclosure of the Project	NA
1 Deviation Report with respect to model copy of Agreement	View Download
1 Separate Bank Account details including no encumbrances on the Bank Account or no escrow on the same	View Download

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	181150992	181150992
	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	81000000	27009927
	c	Acquisition cost of TDR (if any)	201300000	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	0	0
	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	1020000000	0
		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.	60000000	0
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	0	0
	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	1543450992	208160919

