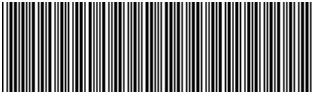


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100119812



Payment Date 10/09/2022

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 29240.70



Organization

Name	Mrunali Realty LLP	PAN Number	xxxxxx545B
Organization Type	Others	Description For Other Type Organization	Limited Liability Partnership
Do you have any Past Experience ?	Yes		

Address Details

Block Number	Shivaji Wadi	Building Name	Shivaji Wadi
Street Name	Moshi	Locality	Moshi
Land mark	Near Jakat Naka	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Moshi
Pin Code	411015		

Organization Contact Details

Name of Contact Person	Mr Lalitkumar Sohanlal Jain	Designation of Contact Person	Co Promoter
Office Number	08149114343		
Fax Number		Email ID	royallandmarks@ymail.com
Secondary Mobile Number	8149114343		
Website URL			

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	Sai Hira	Residential	NA	3275	Moshi	178000000	Gat No	01	123	2019-12-31	2019-12-31

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
					Pune		50/01, Shivaji Wadi, near Jakat Naka, Moshi, Pune				

Other Organization Type Member Information

Name	Member Type	PAN No.	VIEW
Mr Lalitkumar Sohanlal Jain	Individual	AMchslfzozaluVYgoueY6rA==	View
Mr Rahul Hiraral Bhandari	Individual	ydWVRY7ULvwrWqdX8hl8ZA==	View

Project

Project Name (Mention as per Sanctioned Plan)	Sai Fortune	Project Status	New Project
Proposed Date of Completion	30/12/2026		
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.	Gat No 49(P) 50/1(P)	Boundaries East	S no 49
Boundaries West	60M Wide Road	Boundaries North	12 M Wide Road
Boundaries South	24M Wide road	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Moshi
Street	Moshi	Locality	Gat No 49P 50/1 P
Pin Code	411015	Total Plot/Project area (sqmts)	2835.57
Total Number of Proposed Building/Wings (In the Layout/Plot)	1	Is project plan sanctioned by MCGM?	
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	1	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	769.65		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	11075.86	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be	17983.14
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Permissible Total FSI of Plot
(Permissible Built-up Area)

29059.00

Bank Details

Bank Name	IDBI Bank	Bank A/c Number	1678102000006132
IFSC Code	IBKL0001678	Branch Name	Mahratta Chamber of commerce, MCCIA Pune 411026
Bank Address	MCCIA Pune 411026		

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status												
Sai Fortune	Mr Vinayak Mahadeo Raskar	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>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>3</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	Upload Agreement / MoU Copy	View Download	3	Declaration in Form B	View Download	
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 Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status												
Sai Fortune	Mr Vishwanath Mahadeo Raskar	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>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>3</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	Upload Agreement / MoU Copy	View Download	3	Declaration in Form B	View Download	
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 Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status												
Sai Fortune	Mr Aditya Nathu Shinde	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				
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1	Upload Agreement / MoU Copy	View Download															
2	Declaration in Form B	View Download															
Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status												
Sai Fortune	Mr Rahul Hiraram Bankar	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>Upload Agreement / MoU Copy</td><td>View Download</td></tr></table>			Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	View Download	2	Upload Agreement / MoU Copy	View Download				
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2	Upload Agreement / MoU Copy	View Download															

		3	Declaration in Form B	View Download													
Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status												
Sai Fortune	Mr Navnath Narayan Borate	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>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>3</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	Upload Agreement / MoU Copy	View Download	3	Declaration in Form B	View Download	
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3	Declaration in Form B	View Download															
Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status												
Sai Fortune	Mr Raju Narayan Borate	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>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>3</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	Upload Agreement / MoU Copy	View Download	3	Declaration in Form B	View Download	
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Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	00	0
Covered Parking (In Numbers)	111	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	AS PER DESIGN
Water Conservation, Rain water Harvesting :	YES	0	RWH
Energy management :	YES	0	AS PER DESIGN
Fire Protection And Fire Safety Requirements :	YES	0	AS PER Fire NOC
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	AS PER DESIGN
Aggregate area of recreational Open Space :	YES	0	AS PER SANCTION PLAN
Open Parking :	NO	0	NA
Water Supply :	YES	0	CONNECTION WILL BE PROVIDE BY PCMC
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	AS PER DESIGN
Storm Water Drains :	NO	0	NA
Landscaping & Tree Planting :	YES	0	AS PER DESIGN
Street Lighting :	YES	0	AS PER DESIGN
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	AS PER DESIGN

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	Sai Fortune	A Building	30/12/2026	01	01	01	09	00	00	111

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	65.16	01	00
2	3BHK	79.56	27	00
3	3BHK	82.51	09	00
4	3BHK	95.19	02	00
5	Shop	108.53	02	00
6	3BHK	110.30	01	00
7	3BHK	132.01	01	00
8	Shop	156.21	01	00
9	Shop	156.52	01	00
10	Shop	156.58	02	00
11	Shop	159.52	02	00
12	Shop	201	04	00
13	Shop	250.29	01	00
14	Shop	251.08	01	00
15	Shop	319.96	02	00
16	2BHK	55.29	72	00
17	2BHK	55.50	18	00
18	2BHK	58.74	01	00
19	2BHK	60.51	08	00

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	00
4	Stilt Floor	0
5	X number of Slabs of Super Structure	00
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	00

	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	00
	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
M s Rinkesh Gupta and Associates	NA	Chartered Accountant	9822379850	308 MSR Capital Samrat Chowk Pimpri Pune 411018
Ar Sandeep Khatpe	NA	Architect	0202433234	202 Irisi apartment Shreenath nagar Baner Pune
Mr Rahul Bhandari	NA	Engineer	9172377282	Model colony Pune

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
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
9 Building Plan Approval / NA Order for plotted development	View Download
10 Building Plan Approval / NA Order for plotted development	View Download
11 Building Plan Approval / NA Order for plotted development	View Download
1 Declaration about Commencement Certificate	View Download
1 Commencement Certificates / NA Order for plotted development	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
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	NA
1 Other – Finance	NA
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
1 Deviation Report with respect to Allotment letter	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	8335000	8335000
	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	25000000	17221953

	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	3213212	3213212
	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	459703172	13879543
		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.	22985159	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	519236543	42649708