

[illegible]

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
3	TIMESCAPES	Residential	NA	625	NEAR SAHAKAR UDYAN ERANDAWANE PUNE 411004	100000000	5/25 FP NO 7	1	10	2016-12-31	2016-05-16
4	METRO JAZZ	Residential	NA	26600	MHALUNGE PUNE 45	2000000000	12/1	5	236	2022-12-31	2020-07-30
5	WHITEFIELD PHASE-1	Residential	NA	6970	SUS MULSHI PUNE	900000000	214 PART	3	190	2019-12-31	2019-06-20

Member Information

Member Name	Designation	PAN No.	VIEW
AVINASH VITTHAL WANI	Partner	xxxxxxxx273L	View Details
RAVINDRA VITTHAL WANI	Partner	xxxxxxxx274P	View Details
NITIN BHIKA CHITODKAR	Partner	xxxxxxxx234G	View Details
NILESH SURESH PURKAR	Partner	xxxxxxxx861E	View Details
RAJENDRA BHIKA CHITODKAR	Partner	xxxxxxxx851F	View Details
NILESH SURESH PURKAR	Authorized Signatory	xxxxxxxx861E	View Details

Project

Project Name (Mention as per Sanctioned Plan)	THE RISING	Project Status	New Project
Proposed Date of Completion	31/03/2028		
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.	GAT NO. 67/2A/1 TO 67/2A/5, 67/2B/1 AND 67/2B/1/1 KIWALE	Boundaries East	BY SURVEY NO 67 P
Boundaries West	BY SURVEY NO 67 P	Boundaries North	BY SURVEY NO 67 P
Boundaries South	BY SURVEY NO 67 P AND ROAD	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	
Street	ADARSH NAGAR	Locality	KIWALE
Pin Code	412101	Total Plot/Project area (sqmts)	8943
Total Number of Proposed Building/Wings (In the Layout/Plot)	4		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	4	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	1879.88		

FSI Details

Sanctioned FSI of the project	34933.88	Built-up-Area as per Proposed	6000
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applied for registration
(Sanctioned Built-up Area)

FSI (In sqmts) (Proposed but not
sanctioned) (As soon as
approved, should be immediately
updated in Approved FSI)

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

40933.88

Bank Details

Bank Name	HDFC BANK	Bank A/c Number	50200078538002
IFSC Code	HDFC0000103	Branch Name	FC ROAD
Bank Address	OPP LALIT MAHAL FC ROAD PUNE 411005		

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
THE RISING	AVINASH LAKSHMAN BARVE & ORS	Individual	Area Share	View Details	Active
		Sr No.	Document Name	View	
		1	Upload Agreement / MoU Copy	View Download	
		2	Upload Agreement / MoU Copy	View Download	
		3	Upload Agreement / MoU Copy	View Download	
		4	Upload Agreement / MoU Copy	View Download	
		5	Declaration in Form B	View Download	
		6	Declaration in Form B	View Download	
		7	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)	348	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	AS PER NORMS
Water Conservation, Rain water Harvesting :	YES	0	AS PER NORMS
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 :	NO	0	NA
Water Supply :	YES	0	AS PER NORMS
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	AS PER NORMS
Storm Water Drains :	YES	0	AS PER NORMS
Landscaping & Tree Planting :	YES	0	AS PER NORMS
Street Lighting :	YES	0	AS PER NORMS

Community Buildings :	YES	0	AS PER NORMS
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	AS PER NORMS
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	THE RISING	B1 WING	31/03/2028	2	1	0	18	0	0	68																																	
		<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>68.44</td><td>3</td><td>0</td></tr><tr><td>2</td><td>2BHK</td><td>71.90</td><td>1</td><td>0</td></tr><tr><td>3</td><td>3BHK</td><td>89.16</td><td>30</td><td>0</td></tr><tr><td>4</td><td>2BHK</td><td>65.22</td><td>34</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	2BHK	68.44	3	0	2	2BHK	71.90	1	0	3	3BHK	89.16	30	0	4	2BHK	65.22	34	0								
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2	THE RISING	B2 WING	31/03/2028	2	1	0	22	0	0	88																																	
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2	2BHK	64.77	1	0																																							
3	2BHK	61.81	22	0																																							

4	3BHK	79.84	18	0
5	2BHK	62.42	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
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3	THE RISING	B3 WING	31/03/2028	2	1	0	22	0	0	88

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	3BHK	79.84	14	0
2	MAHADA	50.00	23	0
3	2BHK	65.22	32	0
4	2BHK	61.81	16	0
5	2BHK	62.42	3	0

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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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Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
SHEKHAR ASHOK NAHAR	NA	Architect	0202765092	SAPHALYA BUNGLOW SECTOR NO 24 PLOT NO 157 NEXT TO KHANDESH MARATHA MANDAL KACHGHAR CHOWK PRADHIKARAN NIGADI 411004
SAURABH DESHPANDE	NA	Engineer	8888888888	AMAR AVINASH CORPORATE PLAZA 6TH FLOOR BUND GARDEN 411001
NITESH M SHAH	NA	Chartered Accountant	2024337200	FLAT NO I 104 SHRI SHANTINAGAR SOC GANGADHAM SHETRUNJAY ROAD KONDHAWA BK PUNE 411048

Litigations Details

No Records Found

Document Name	Uploaded Document
1 PAN Card	View Download
1 Copy of the legal title report	View Download
2 Copy of the legal title report	View Download
1 a Details of encumbrances concerned to Finance	View Download
2 a Details of encumbrances concerned to Finance	View Download
1 b Details of encumbrances concerned to Legal	View Download
2 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
9 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 2019-20)	NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	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 Disclosure of Interest in Other Real Estate Organizations	View Download
2 Disclosure of Interest in Other Real Estate Organizations	View Download
3 Disclosure of Interest in Other Real Estate Organizations	View Download
4 Disclosure of Interest in Other Real Estate Organizations	View Download
5 Disclosure of Interest in Other Real Estate Organizations	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 Proforma of Agreement for sale	View Download
1 Proforma of Allotment letter	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	View Download
1 Other – Technical	View Download
1 Foreclosure of the Project	NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	NA
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
1 Deviation Report with respect to model copy of Agreement	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	93816449	93816449
	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	73116336	50878205
	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	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	839200000	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.	105490000	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	1111622785	144694654