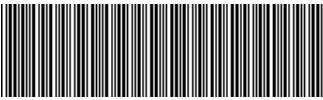


# MahaRERA Application

## General Information

Information Type      Other Than Individual

Application No.      REA52100140168



Payment Date      05/06/2023

Total Amount Paid by User      77674.00

## Organization

|                                   |                          |                                         |                               |
|-----------------------------------|--------------------------|-----------------------------------------|-------------------------------|
| Name                              | Tirupati Skyscrapers LLP | PAN Number                              | xxxxxx516B                    |
| Organization Type                 | Others                   | Description For Other Type Organization | Limited Liability Partnership |
| Do you have any Past Experience ? | No                       |                                         |                               |

## Address Details

|              |                        |               |                  |
|--------------|------------------------|---------------|------------------|
| Block Number | Office No. 101         | Building Name | Sr No134/1/38    |
| Street Name  | Baner Pashan Link Road | Locality      | Near Ellecon SOC |
| Land mark    | Baner Gaon, Haveli     | State/UT      | MAHARASHTRA      |
| Division     | Pune                   | District      | Pune             |
| Taluka       | Haveli                 | Village       | Baner            |
| Pin Code     | 411021                 |               |                  |

## Organization Contact Details

|                         |                     |                               |                    |
|-------------------------|---------------------|-------------------------------|--------------------|
| Name of Contact Person  | RAJESH KRISHNAKUMAR | Designation of Contact Person | PARTNER            |
| Office Number           | 02012345678         |                               |                    |
| Fax Number              |                     | Email ID                      | aakash@krisala.com |
| Secondary Mobile Number | 9049400222          |                               |                    |
| Website URL             |                     |                               |                    |

## Past Experience Details

## Other Organization Type Member Information

| Name                      | Member Type | PAN No.                  | VIEW                 |
|---------------------------|-------------|--------------------------|----------------------|
| RAJESH KRISHNAKUMAR GOYAL | Individual  | XYSq06DQLU8rs0aMOAnAOA== | <a href="#">View</a> |
| Jaideep Dhananjay Modak   | Individual  | 2Ewtbb/EdWraGPoZ40Y8Aw== | <a href="#">View</a> |
| Krisala Punawale LLP      | Others      | u62zJflbLYffp1nW5Ox2fw== | <a href="#">View</a> |

## Project

|                                                                                              |                                 |                                             |             |
|----------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------|-------------|
| Project Name (Mention as per Sanctioned Plan)                                                | 41 Zillenia                     | Project Status                              | New Project |
| Proposed Date of Completion                                                                  | 30/09/2027                      |                                             |             |
| Litigations related to the project ?                                                         | No                              | Project Type                                | Residential |
| Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ? | No                              |                                             |             |
| Plot Bearing No / CTS no / Survey Number/Final Plot no.                                      | 26/1/6, 26/3/1, 26/3/2          | Boundaries East                             | Sr no 26P   |
| Boundaries West                                                                              | Village Jambe punawale boundary | Boundaries North                            | Sr no 26P   |
| Boundaries South                                                                             | Sr No 24P                       | State/UT                                    | MAHARASHTRA |
| Division                                                                                     | Pune                            | District                                    | Pune        |
| Taluka                                                                                       | Mulshi                          | Village                                     | Punawale    |
| Street                                                                                       | Sr No. 26/1/6, 26/3/1, 26/3/2   | Locality                                    | Punawala    |
| Pin Code                                                                                     | 411033                          | Total Plot/Project area (sqmts)             | 7678.90     |
| Total Number of Proposed Building/Wings (In the Layout/Plot)                                 | 3                               |                                             |             |
| Number of Sanctioned Building out of Above Proposed Count Applied for this Registration      | 2                               | Proposed But Not Sanctioned Buildings Count | 1           |
| Total Recreational Open Space as Per Sanctioned Plan                                         | 767.89                          |                                             |             |

## FSI Details

|                                                                                   |          |                                                                                                                                                  |          |
|-----------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area) | 15167.42 | Built-up-Area as per Proposed FSI (In sqmts) ( Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI) | 44832.58 |
| Permissible Total FSI of Plot (Permissible Built-up Area)                         | 60000.00 |                                                                                                                                                  |          |

## Bank Details

|              |                                         |                 |                  |
|--------------|-----------------------------------------|-----------------|------------------|
| Bank Name    | ICICI BANK LTD                          | Bank A/c Number | 032105023725     |
| IFSC Code    | ICIC0000321                             | Branch Name     | PUNE - CHINCHWAD |
| Bank Address | EMPIRE SQUARE, OLD MUMBAI-PUNE HIGHWAY, |                 |                  |



|   |      |       |    |   |
|---|------|-------|----|---|
| 7 | 2BHK | 61.56 | 10 | 0 |
| 8 | 3BHK | 76.95 | 21 | 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.                                                                                                                                                                                                                                                                                          | 00                 |
| 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 |
|--------|--------------|--------------------------------------------------------------------------------|-----------------------------|----------------------|------------------|--------------------|-----------------------------|------------------|------------------------------------------------------------------------|--------------------------|
| 2      | 41 Zillenia  | Inclusive Housing Tower                                                        | 30/09/2027                  | 1                    | 1                | 0                  | 5                           | 1                | 0                                                                      | 25                       |

| Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment |
|--------|----------------|------------------------|---------------------|----------------------------|
| 1      | 1BHK           | 41.36                  | 5                   | 0                          |
| 2      | 2BHK           | 49                     | 5                   | 0                          |
| 3      | 2BHK           | 48.94                  | 15                  | 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                                                                                                                      |
|---------------------------|--------------------------|----------------------|------------|------------------------------------------------------------------------------------------------------------------------------|
| Patel & Sharma            | NA                       | Chartered Accountant | 7083885836 | 202 Trimurti Complex near Salve Garden Kondhwa Bd 411048                                                                     |
| S O Sharma & Co           | NA                       | Chartered Accountant | 9595480452 | 603 Aleria Apartment opp Langston Apartment kharadi Pune 411014                                                              |
| VK a architecture         | NA                       | Architect            | 2066268888 | 5th Floor, Next Gen Avenue Su.No 103(p), CTS no 2850, Bahiratwadi, Off, Senapati Bapat Rd, near ICC Trade Tower, Pune 411016 |
| Vinayak Krushnaji Yenpure | NA                       | Engineer             | 7420978815 | A 808, Venkatesh Sharvil, Opp PARI Company, Dhayari Pune 411041                                                              |

## Litigations Details

### No Records Found

| Document Name                                               | Uploaded Document                             |
|-------------------------------------------------------------|-----------------------------------------------|
| 1 PAN Card                                                  | <a href="#">View</a> <a href="#">Download</a> |
| 1 Copy of the legal title report                            | <a href="#">View</a> <a href="#">Download</a> |
| 1 a Details of encumbrances concerned to Finance            | <a href="#">View</a> <a href="#">Download</a> |
| 1 b Details of encumbrances concerned to Legal              | <a href="#">View</a> <a href="#">Download</a> |
| 1 Copy of Layout Approval (in case of layout)               | <a href="#">View</a> <a href="#">Download</a> |
| 2 Copy of Layout Approval (in case of layout)               | <a href="#">View</a> <a href="#">Download</a> |
| 1 Building Plan Approval / NA Order for plotted development | <a href="#">View</a> <a href="#">Download</a> |
| 2 Building Plan Approval / NA Order for plotted development | <a href="#">View</a> <a href="#">Download</a> |
| 3 Building Plan Approval / NA Order for plotted development | <a href="#">View</a> <a href="#">Download</a> |
| 4 Building Plan Approval / NA Order for plotted development | <a href="#">View</a> <a href="#">Download</a> |
| 5 Building Plan Approval / NA Order for plotted development | <a href="#">View</a> <a href="#">Download</a> |

|                                                                                                                |                                               |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 6 Building Plan Approval / NA Order for plotted development                                                    | <a href="#">View</a> <a href="#">Download</a> |
| 7 Building Plan Approval / NA Order for plotted development                                                    | <a href="#">View</a> <a href="#">Download</a> |
| 8 Building Plan Approval / NA Order for plotted development                                                    | <a href="#">View</a> <a href="#">Download</a> |
| 9 Building Plan Approval / NA Order for plotted development                                                    | <a href="#">View</a> <a href="#">Download</a> |
| 10 Building Plan Approval / NA Order for plotted development                                                   | <a href="#">View</a> <a href="#">Download</a> |
| 11 Building Plan Approval / NA Order for plotted development                                                   | <a href="#">View</a> <a href="#">Download</a> |
| 12 Building Plan Approval / NA Order for plotted development                                                   | <a href="#">View</a> <a href="#">Download</a> |
| 1 Commencement Certificates / NA Order for plotted development                                                 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Declaration about Commencement Certificate                                                                   | <a href="#">View</a> <a href="#">Download</a> |
| 1 Declaration in FORM B                                                                                        | <a href="#">View</a> <a href="#">Download</a> |
| 1 Architect's Certificate of Percentage of Completion of Work (Form 1)                                         | <a href="#">View</a> <a href="#">Download</a> |
| 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 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)                                              | NA                                            |
| 1 Disclosure of sold/ booked inventory                                                                         | NA                                            |
| 1 CERSAI details                                                                                               | <a href="#">View</a> <a href="#">Download</a> |
| 1 CA Certificate on Project Cost & Fund withdrawal (Form 3)                                                    | <a href="#">View</a> <a href="#">Download</a> |
| 1 Disclosure of Interest in Other Real Estate Organizations                                                    | <a href="#">View</a> <a href="#">Download</a> |
| 2 Disclosure of Interest in Other Real Estate Organizations                                                    | <a href="#">View</a> <a href="#">Download</a> |
| 3 Disclosure of Interest in Other Real Estate Organizations                                                    | <a href="#">View</a> <a href="#">Download</a> |
| 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                                                                               | <a href="#">View</a> <a href="#">Download</a> |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)                                                    | NA                                            |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)                                                    | NA                                            |
| 1 Proforma of Allotment letter                                                                                 | <a href="#">View</a> <a href="#">Download</a> |
| 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                                                                                    | <a href="#">View</a> <a href="#">Download</a> |
| 2 Other – Technical                                                                                    | <a href="#">View</a> <a href="#">Download</a> |
| 1 Foreclosure of the Project                                                                           | NA                                            |
| 1 Separate Bank Account details including no encumbrances on the Bank Account or no escrow on the same | <a href="#">View</a> <a href="#">Download</a> |
| 1 Deviation Report with respect to Allotment letter                                                    | <a href="#">View</a> <a href="#">Download</a> |
| 1 Deviation Report with respect to model copy of Agreement                                             | <a href="#">View</a> <a href="#">Download</a> |

## 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                                                                                                                                                                                                                                                                                             | 111288189                 | 111288189              |
|        | 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                                                                                                                                                                                    | 46959883                  | 46959883               |
|        | 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                                                                                                                                                                                     | 7786187                   | 7786187                |
|        | 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<br>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      |   |     | <b>Development Cost/ Cost of Construction</b>                                                                                                                                                                                                                                                                                                                                        |                           |                        |
|        | a | i   | Estimated Cost of Construction as certified by Engineer                                                                                                                                                                                                                                                                                                                              | 440411674                 | 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. | 72595956  | 1986548   |
|   | b |    | Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority                                                                                                                                                                                                                                                                                                                                 | 1388534   | 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                                                                                                                                                                                                                                        | 5554134   | 0         |
| 3 |   |    | <b>Total Estimated Cost of the Real Estate Project</b>                                                                                                                                                                                                                                                                                                                                                                   | 685984557 | 168020807 |