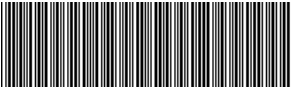


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100143141



Payment Date 02/08/2023

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 95885.00

Organization

Name GD SQUARE SPACES PAN Number xxxxxx225H

Organization Type Partnership Description For Other Type Organization NA

Do you have any Past Experience ? Yes

Address Details

Block Number 401 Building Name UJWAL SERENE

Street Name BANER ROAD Locality BANER

Land mark MAULI ROAD State/UT MAHARASHTRA

Division Pune District Pune

Taluka Haveli Village Baner

Pin Code 411045

Organization Contact Details

Name of Contact Person MRIGENDRA SURYAKANT GOWARDHAN Designation of Contact Person PARTNER

Office Number 02060604488

Fax Number Email ID mgowardhan@rediffmail.com

Secondary Mobile Number 9822636208

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	18 LATITUDE PHASE 2	Others	RESIDENTIAL & COMMERCIAL	4000	18 LATITUDE PUNAWALE PUNE 411033	236057838	28/9	1	104	2024-11-30	2022-09-14

Member Information

Member Name	Designation	PAN No.	VIEW
VIDESH KANTILAL DESADLA	Partner	xxxxxxx271J	View Details
MRIGENDRA SURYAKANT GOWARDHAN	Authorized Signatory	xxxxxxx044P	View Details
SATISH MALANBAI ANDHARE	Partner	xxxxxxx280D	View Details

Project

Project Name (Mention as per Sanctioned Plan)	18 Magnitude	Project Status	New Project
Proposed Date of Completion	28/12/2028		
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.	28/7	Boundaries East	ROAD
Boundaries West	PROPERTY OF MALHARI SAKHARAM GAIKWAD	Boundaries North	PROPERTY OF MALHARI SAKHARAM GAIKWAD
Boundaries South	PROPERTY OWNED BY KENJALE	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Mulshi	Village	Punawale
Street	18 LATITUDE ROAD	Locality	PUNAWALE
Pin Code	411033	Total Plot/Project area (sqmts)	9500
Total Number of Proposed Building/Wings (In the Layout/Plot)	5		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	5	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	921.99		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	7228.28	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	37934.12
Permissible Total FSI of Plot (Permissible Built-up Area)	45162.40		

Bank Details

Bank Name	JANATA SAHAKARI BANK LTD	Bank A/c Number	040233300000012
IFSC Code	JSBP0000040	Branch Name	BANER
Bank Address	BANER PUNE		

Promoter(Land Owner/ Investor) Details

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Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status									
18 Magnitude	LAHU KESHAVRAO NAWALE	Partnership	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)	84	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	AS PER EC GUIDELINES
Energy management :	YES	0	AS PER EC GUIDELINES
Fire Protection And Fire Safety Requirements :	YES	0	AS PER FIRE NOC
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	AS PER ELECTRICAL CONSULTANT DRAWING
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	YES	0	AS PER AVAILABLE AREA
Water Supply :	YES	0	AS PER WATER NOC
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	AS PER DRAINAGE NOC
Storm Water Drains :	YES	0	AS PER PLUMBING CONSULTANT DRAWING
Landscaping & Tree Planting :	YES	0	AS PER GARDEN NOC
Street Lighting :	YES	0	PERIPHERAL TO BUILDING
Community Buildings :	YES	0	AS PER SANCTION PLANS
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	AS PER DRAINAGE NOC
Solid Waste Management And Disposal :	YES	0	AS PER EC GUIDELINES

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	18 Magnitude	WING-A	28/12/2028	2	1	0	1	2	0	3																				
		<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>82.11</td><td>1</td><td>0</td></tr><tr><td>2</td><td>3BHK</td><td>87.64</td><td>1</td><td>0</td></tr><tr><td>3</td><td>2BHK</td><td>63.57</td><td>1</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	3BHK	82.11	1	0	2	3BHK	87.64	1	0	3	2BHK	63.57	1	0
Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment																										
1	3BHK	82.11	1	0																										
2	3BHK	87.64	1	0																										
3	2BHK	63.57	1	0																										

4	3BHK	81.57	1	0
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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
2	18 Magnitude	WING-B	28/12/2028	2	1	0	1	2	0	3

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	63.01	1	0
2	2BHK	60.37	1	0
3	2BHK	58.75	1	0
4	2BHK	66.19	1	0
5	2BHK	64.61	1	0
6	2BHK	56.33	1	0
7	2BHK	57.55	1	0
8	2BHK	63.08	1	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	18 Magnitude	WING-C	28/12/2028	2	1	0	1	2	0	3

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	60.16	1	0
2	2BHK	54.47	1	0
3	2BHK	54.96	1	0
4	2BHK	60.54	1	0
5	2BHK	63.01	1	0
6	2BHK	60.37	1	0
7	2BHK	58.75	1	0
8	2BHK	63.28	1	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	0

		Certificate																																																					
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																																													
4	18 Magnitude	WING-D	28/12/2028	2	1	0	4	5	0	54																																													
		<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>59.68</td><td>4</td><td>0</td></tr><tr><td>2</td><td>2BHK</td><td>63.28</td><td>4</td><td>0</td></tr><tr><td>3</td><td>2BHK</td><td>60.5</td><td>4</td><td>0</td></tr><tr><td>4</td><td>2BHK</td><td>58.86</td><td>4</td><td>0</td></tr><tr><td>5</td><td>2BHK</td><td>54</td><td>4</td><td>0</td></tr><tr><td>6</td><td>2BHK</td><td>66.19</td><td>4</td><td>0</td></tr><tr><td>7</td><td>2BHK</td><td>63.14</td><td>4</td><td>0</td></tr><tr><td>8</td><td>2BHK</td><td>53.56</td><td>4</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	2BHK	59.68	4	0	2	2BHK	63.28	4	0	3	2BHK	60.5	4	0	4	2BHK	58.86	4	0	5	2BHK	54	4	0	6	2BHK	66.19	4	0	7	2BHK	63.14	4	0	8	2BHK	53.56	4	0
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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																																													
5	18 Magnitude	WING-E	28/12/2028	2	1	0	4	5	0	6																																													

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Shop	56.49	2	0
2	1BHK	30	4	0
3	1BHK	49.44	4	0
4	1BHK	44.71	4	0
5	2BHK	49.89	4	0
6	2BHK	44.91	4	0
7	1BHK	41.48	4	0
8	1BHK	49.97	4	0
9	Shop	70.51	2	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
RAVINDRA A KARNAVAT	NA	Contractor	9422315718	305, NAVKAR COMMERCE CENTER,ABOVE BANK OF BARODA,NEAR ELPRO CITY MALL,LINK ROAD,CHINCHWAD,PUNE-411033
Vishal N. Bafana	NA	Architect	9422045344	KEDAR APPT.', 284/1A/1, SUDARSHANNAGAR,CHINCHWAD, PUNE - 411033.
Vinit D Achha	NA	Chartered Accountant	9175599899	Shop no 03, Ketaki Apartment, Near Maruti Mandir , Chinchwad, Pune 411033
HOMESCA REALTORS PRIVATE LIMITED	A52100041007	Real Estate Agent	9617668548	Office No 104, Floor No 1st, Icon Tower, Waked road, wakad, Pimpri-Chinchavad , 411057
Akshay Sunil Chordiya	NA	Engineer	7709270850	At Post Narayangaon , Taluka Junnar, District- Pune- 410504

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
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)	View Download
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	View Download
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	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
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 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	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 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	78792000	78792000
	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	0	0
	c	Acquisition cost of TDR (if any)	162800000	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	20592100	14080100
	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	1442200000	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.	51200000	0
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	64300000	6907800
	c	Interest payable to financial institutions, scheduled banks,	65000000	0

			non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction		
3			Total Estimated Cost of the Real Estate Project	1884884100	99779900