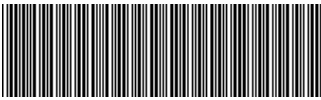


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100147129



Payment Date 27/09/2023

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 76856.40

Organization

Name	RSMS9 Infrastructure LLP	PAN Number	xxxxxx911F
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	S No34/5/1/2 to 6	Building Name	S No 34/5/1/2 to 6
Street Name	Ambegaon Bk	Locality	Ambegaon Bk
Land mark	Near Cosmos Bank	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	AMBEGAON Bk
Pin Code	411046		

Organization Contact Details

Name of Contact Person	Siddharth Satish Takale	Designation of Contact Person	Accountant
Office Number	07391079090		
Fax Number		Email ID	rsms9infrastructurellp90@gmail.com
Secondary Mobile Number	9921424026		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
-------------	-------------	---------	------

Mangesh Sudam Beldare	Authorized Signatory	xxxxxxx212F	View Details
Sushil Kashmirilal Agarwal	Partner	xxxxxxx355K	View Details
Swapnil Ramdas Charwad	Partner	xxxxxxx254Q	View Details

Project

Project Name (Mention as per Sanctioned Plan)	Redision Royal	Project Status	New Project
Proposed Date of Completion	01/11/2033		
Litigations related to the project ?	No	Project Type	Others
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.	S No 16/1A Kondhwa Bk	Boundaries East	DP Road
Boundaries West	Property from S No 16-2A And 3A	Boundaries North	Reserved Open Ground and Garden
Boundaries South	Property From S No 16-B1	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	kondhwa BK
Street	Kondhwa Bk Road	Locality	Kondhwa Bk
Pin Code	411048	Total Plot/Project area (sqmts)	7561.74
Total Number of Proposed Building/Wings (In the Layout/Plot)	1		
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	756.17		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	8975.35	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	36000
Permissible Total FSI of Plot (Permissible Built-up Area)	44975.35		

Bank Details

Bank Name	The Cosmos Co op Bank	Bank A/c Number	9161001017329
------------------	-----------------------	------------------------	---------------

Opp Katraj Dairy Katraj Pune

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	300	0	0

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	Not Yet Started
Energy management :	YES	0	Not Yet Started
Fire Protection And Fire Safety Requirements :	YES	0	Not Yet Started
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Not Yet Started
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Water Supply :	YES	0	Not Yet Started
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Not Yet Started
Storm Water Drains :	YES	0	Not Yet Started
Landscaping & Tree Planting :	NO	0	NA
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	NO	0	NA

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	Redision Royal	Tower A and Tower B	01/11/2033	3	1	0	2	0	0	300
		Sr.No.	Apartment Type	Carpet Area (in Sqmts)		Number of Apartment		Number of Booked Apartment		
		1	Shop	128.39		1		0		
		2	Shop	147.75		1		0		
		3	Shop	155.78		1		0		
		4	Shop	158.08		1		0		
		5	Hyper Market	1796.70		2		0		

6	Shop	158.76	1	0
7	Shop	266.76	1	0
8	Shop	443.36	1	0
9	Shop	446.77	1	0
10	Shop	51.52	4	0
11	Shop	125.44	1	0
12	Shop	146.29	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	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	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 Sachin Lathi	NA	Chartered Accountant	9823330901	Office No 13 Gokuldharm Complex Gajanan Mandir Road Chatrapati Sambhajnagar
Gensys Tech Pvt Ltd	NA	Engineer	9822846413	C2 Saudamini Comm Complex Raj Peth Kothrud Pune
Parvez Jamadar and associates	NA	Architect	2026362733	Bharat ArcadeThimmaya Road Camp 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
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
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
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 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
2 Disclosure of Interest in Other Real Estate Organizations	View Download
3 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	View Download
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
1 Home Buyer /Allottee Grievance Redressal Cell	NA

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	121776000	121776000
	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	110000000	26770656
	c		Acquisition cost of TDR (if any)	180000000	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	8031020	8031020
	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	750000000	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.	50000000	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	100000000	0
3			Total Estimated Cost of the Real Estate Project	1319807020	156577676