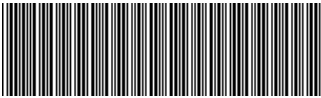


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100147289



Payment Date 30/09/2023

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 59239.00

Organization

Name	SAI AND SHANTISHOBHA VENTURE	PAN Number	xxxxxx777A
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	Office 201	Building Name	Sainandan Group
Street Name	Vishwa Arcade	Locality	Opp. Narhe Fly Over
Land mark	Narhe	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	NARHE
Pin Code	411041		

Organization Contact Details

Name of Contact Person	PRATIK PATHARE	Designation of Contact Person	PARTNER
Office Number	02000000000		
Fax Number		Email ID	dtp.1711@gmail.com
Secondary Mobile Number	8822999955		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
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PRATIK RAJENDRA PATHARE	Partner	xxxxxxxx145M	View Details
RUSHIKESH SURESH JADHAV	Partner	xxxxxxxx970E	View Details
AVINASH DILIP CHARWAD	Partner	xxxxxxxx842N	View Details

Project

Project Name (Mention as per Sanctioned Plan)	RAMANA MYRA	Project Status	New Project
Proposed Date of Completion	31/12/2027		
Litigations related to the project ?	No	Project Type	Residential
Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?	Yes		
Plot Bearing No / CTS no / Survey Number/Final Plot no.	S.No. 128/5/1, Dhayari, Taluka Haveli, District Pune 411041	Boundaries East	By property of giving s no 128 H No 5 1 pt land
Boundaries West	By land of Mr Pandurang Pokale	Boundaries North	By road and by Part of Survey No 128 5 2
Boundaries South	By land of Bajirao pokale and Mr Gulab and Shivaji	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	
Street	Dhayari	Locality	Pune city
Pin Code	411041	Total Plot/Project area (sqmts)	5800
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	0		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	10204.57	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	13000
Permissible Total FSI of Plot (Permissible Built-up Area)	23204.57		

Bank Details

Bank Name	IDBI BANK Ltd	Bank A/c Number	1357102000016472
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Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
RAMANA MYRA	Poddar Housing and Development Ltd.	Company	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	Declaration in Form B	View Download	
		5	Declaration in Form B	View Download	
		6	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)	390	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	-
Water Conservation, Rain water Harvesting :	YES	0	-
Energy management :	YES	0	-
Fire Protection And Fire Safety Requirements :	YES	0	As Per Provisional Fire NOC
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	-
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Water Supply :	YES	0	PMC
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	PMC
Storm Water Drains :	YES	0	-
Landscaping & Tree Planting :	YES	0	-
Street Lighting :	NO	0	NA
Community Buildings :	YES	0	-
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	-
Solid Waste Management And Disposal :	YES	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
1	RAMANA MYRA	RAMANA MYRA	31/12/2027	1	1	0	12	0	0	390

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	403A 2BHK	55.09	1	0
2	404A 2BHK	55.09	1	0
3	110A 1BHK	35.67	1	0
4	201A 2BHK	51.47	1	0
5	304A 2BHK	55.09	1	0
6	513A 2BHK	53.23	1	0
7	206A 1BHK	39.86	1	0
8	606A 1BHK	39.86	1	0
9	607A 1BHK	39.86	1	0
10	802A 2BHK	53.23	1	0
11	901A 2BHK	51.47	1	0
12	902A 2BHK	53.23	1	0
13	903A 2BHK	55.09	1	0
14	406A 1BHK	39.86	1	0
15	407A 1BHK	39.86	1	0
16	207A 1BHK	39.86	1	0
17	401A 2BHK	51.47	1	0
18	402A 2BHK	53.23	1	0
19	111A 2BHK	54.35	1	0
20	112A 2BHK	53.42	1	0
21	113A 2BHK	53.42	1	0
22	411A 2BHK	54.16	1	0
23	612A 2BHK	53.23	1	0
24	701A 2BHK	51.47	1	0
25	312A 2BHK	53.23	1	0
26	313A 2BHK	53.23	1	0
27	202A 2BHK	53.23	1	0
28	104A 2BHK	55.28	1	0
29	904A 2BHK	55.09	1	0
30	905A 1BHK	33.91	1	0

31	906A 1BHK	33.91	1	0
32	801B 2BHK	51.47	1	0
33	502A 2BHK	53.23	1	0
34	203A 2BHK	55.09	1	0
35	506A 1BHK	39.86	1	0
36	507A 1BHK	39.86	1	0
37	508A 1BHK	39.86	1	0
38	509A 1BHK	39.86	1	0
39	609A 1BHK	39.86	1	0
40	610A 1BHK	39.86	1	0
41	611A 2BHK	54.16	1	0
42	303A 2BHK	55.09	1	0
43	501A 2BHK	51.47	1	0
44	1202A 2BHK	53.23	1	0
45	1203A 2BHK	55.09	1	0
46	1204A 2BHK	55.09	1	0
47	1005A 1BHK	33.91	1	0
48	1006A 1BHK	33.91	1	0
49	1111A 2BHK	54.16	1	0
50	1112A 2BHK	53.23	1	0
51	1113A 2BHK	53.23	1	0
52	804A 2BHK	55.09	1	0
53	912A 2BHK	53.23	1	0
54	913A 2BHK	53.23	1	0
55	803A 2BHK	55.09	1	0
56	805A 1BHK	33.91	1	0
57	806A 1BHK	33.91	1	0
58	305A 1BHK	39.58	1	0
59	1011A 2BHK	54.16	1	0
60	1102A 2BHK	53.23	1	0
61	601A 2BHK	51.47	1	0
62	602A 2BHK	53.23	1	0
63	603A 2BHK	55.09	1	0
64	204A 2BHK	55.09	1	0
65	205A 1BHK	39.58	1	0
66	409A 1BHK	39.86	1	0
67	410A 1BHK	39.86	1	0
68	1002A 2BHK	53.23	1	0

69	1003A 2BHK	55.09	1	0
70	1004A 2BHK	55.09	1	0
71	1205A 1BHK	33.91	1	0
72	306A 1BHK	39.86	1	0
73	307A 1BHK	39.86	1	0
74	308A 1BHK	39.86	1	0
75	310A 1BHK	39.86	1	0
76	311A 2BHK	54.16	1	0
77	703A 2BHK	55.09	1	0
78	704A 2BHK	55.09	1	0
79	705A 1BHK	33.91	1	0
80	706A 1BHK	33.91	1	0
81	707A 1BHK	33.91	1	0
82	811A 2BHK	54.16	1	0
83	812A 2BHK	53.23	1	0
84	813A 2BHK	53.23	1	0
85	708A 1BHK	33.91	1	0
86	709A 1BHK	33.91	1	0
87	710A 1BHK	35.40	1	0
88	711A 2BHK	54.16	1	0
89	712A 2BHK	53.23	1	0
90	713A 2BHK	53.23	1	0
91	301A 2BHK	51.47	1	0
92	302A 2BHK	53.23	1	0
93	405A 1BHK	39.58	1	0
94	101A 2BHK	51.56	1	0
95	103B 2BHK	55.28	1	0
96	104B 2BHK	55.18	1	0
97	105B 1BHK	34.19	1	0
98	106B 1BHK	34.19	1	0
99	107B 1BHK	34.19	1	0
100	108B 1BHK	34.19	1	0
101	109B 1BHK	34.19	1	0
102	110B 1BHK	35.67	1	0
103	111B 2BHK	54.35	1	0
104	112B 2BHK	53.42	1	0
105	113B 2BHK	53.42	1	0
106	102A 2BHK	53.42	1	0
107	103A 2BHK	55.28	1	0

108	208A 1BHK	39.86	1	0
109	209A 1BHK	39.86	1	0
110	210A 1BHK	39.86	1	0
111	211A 2BHK	54.16	1	0
112	212A 2BHK	53.23	1	0
113	213A 2BHK	53.23	1	0
114	106A 1BHK	34.19	1	0
115	510A 1BHK	39.86	1	0
116	511A 2BHK	54.16	1	0
117	512A 2BHK	53.23	1	0
118	1001A 2BHK	51.47	1	0
119	1105A 1BHK	33.91	1	0
120	503A 2BHK	55.09	1	0
121	613A 2BHK	53.23	1	0
122	504A 2BHK	55.09	1	0
123	413A 2BHK	53.23	1	0
124	309A 1BHK	39.86	1	0
125	412A 2BHK	54.16	1	0
126	107A 1BHK	34.19	1	0
127	108A 1BHK	34.19	1	0
128	109A 1BHK	34.19	1	0
129	604A 2BHK	55.09	1	0
130	605A 1BHK	39.58	1	0
131	1201A 2BHK	51.47	1	0
132	408A 1BHK	39.86	1	0
133	1206A 1BHK	33.91	1	0
134	1211A 2BHK	54.16	1	0
135	1012A 2BHK	53.23	1	0
136	1013A 2BHK	53.23	1	0
137	1101A 2BHK	51.47	1	0
138	201B 2BHK	58.34	1	0
139	301B 2BHK	58.34	1	0
140	401B 2BHK	58.34	1	0
141	505A 1BHK	39.58	1	0
142	105A 1BHK	34.19	1	0
143	702A 2BHK	53.23	1	0
144	801A 2BHK	51.47	1	0
145	1212A 2BHK	53.23	1	0

Consaltants Pvt. Ltd.				Erandwane, Pune, Maharashtra 411004
Phule Wagh & Associates LLP	NA	Chartered Accountant	9822996122	29, Ganeshmala Shivprasad Society, Sinhagad Road

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
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 Commencement Certificates / NA Order for plotted development	View Download
2 Commencement Certificates / NA Order for plotted development	View Download
1 Declaration about Commencement Certificate	View Download
1 Declaration in FORM B	View Download
2 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)	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
2 Other – Legal	View Download
3 Other – Legal	View Download
1 Other – Finance	NA
1 Other – Technical	View Download
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	0	0

	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	60000000	1501503
	c	Acquisition cost of TDR (if any)	50000000	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	7500000	4911540
	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	575000000	31263017
		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.	69000000	2125568
	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	30000000	0
3		Total Estimated Cost of the Real Estate Project	791500000	39801628