

MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100148393



Payment Date 21/10/2023

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 13739.00

Organization

Name	DMK INFRASTRUCTURE PVT LTD	PAN Number	xxxxxx097Q
Organization Type	Company	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	216 2	Building Name	PROJECT STELLA
Street Name	MOSHI ALANDI ROAD	Locality	MOSHI
Land mark	BEHIND OSTIA	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Pimpri Chinchawad (M Corp.)
Pin Code	412105		

Organization Contact Details

Name of Contact Person	VIVEK VASANT BHAMRE	Designation of Contact Person	DIRECTOR
Office Number	02240828282		
Fax Number		Email ID	dmkiplstella@gmail.com
Secondary Mobile Number	9822845322		
Website URL	www.dmkstella.com		

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
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DINESH MANSUKHLAL KUCHERIA	Managing Director	xxxxxxx863F	View Details
VIVEK VASANT BHAMRE	Authorized Signatory	xxxxxxx490M	View Details
MANISHA DINESH KUCHERIA	Authorized Signatory	xxxxxxx913Q	View Details

Project

Project Name (Mention as per Sanctioned Plan)	STELLA B1	Project Status	New Project
Proposed Date of Completion	01/11/2026		
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.	S. No./Gat No.216/2 (P), Dudulgaon	Boundaries East	Property out of Gat No 215
Boundaries West	DP Road and Moshi - Dudulgaon Boundry	Boundaries North	Tanaji D Pawarand remaining portion of Gat No 216
Boundaries South	Property of Mr Nivrutti G Saste	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Mulshi	Village	
Street	Moshi Alandi Road	Locality	Dudulgaon, Moshi
Pin Code	412105	Total Plot/Project area (sqmts)	1250
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)	9002.82	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	0
Permissible Total FSI of Plot (Permissible Built-up Area)	9002.82		

Bank Details

Bank Name	SVC Co-Operative Bank Ltd	Bank A/c Number	300004000000419
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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

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
AR SUNIL NAWALE	NA	Architect	7387079935	001 Moraya Raj Park Sco.Phase-1,Keshav Nagar,Chinchwad Pune-33
Mr. Vishal Ingle	NA	Engineer	9860189982	Pune
DAPNS & Co. Chartered Accountants	NA	Chartered Accountant	98220 1348	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
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
2 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
2 Other – Legal	View Download
3 Other – Legal	View Download
4 Other – Legal	View Download
5 Other – Legal	View Download

6 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	8567524	8567524
	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	5000000	3638800
	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	15750000	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.	26250000	4236260
	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	55567524	16442584