

MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100151727



Payment Date 02/01/2024

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 165739.00

Organization

Name	RISING ASSOCIATES	PAN Number	xxxxxx078G
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	A-101	Building Name	ICC TRADE TOWER
Street Name	SENAPATI BAPAT ROAD	Locality	SENAPATI BAPAT ROAD
Land mark	NEAR PAVILLION MALL	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	
Pin Code	411016		

Organization Contact Details

Name of Contact Person	VINEET GOYAL	Designation of Contact Person	PARTNER
Office Number	02067641219	Email ID	samina.mulla@kohinoorpune.com
Fax Number			
Secondary Mobile Number	7028988330		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
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VINEET KRISHNAKUMAR GOYAL	Partner	xxxxxxxx196B	View Details
RAJESH KRISHNAKUMAR GOYAL	Partner	xxxxxxxx647L	View Details

Project

Project Name (Mention as per Sanctioned Plan)	Kohinoor Viva Pixel- Phase II	Project Status	New Project
Proposed Date of Completion	30/06/2028		
Litigations related to the project ?	Yes	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.	Survey No 5 Hissa no 18 and Survey No 5 Hissa No 19	Boundaries East	Adjacent Survey No 5 Hissa No 6
Boundaries West	24 meter wide DP Road	Boundaries North	Survey no 5 Hissa No 18 Part
Boundaries South	Adjacent Survey No 5 Hissa No 20	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	DHANORI
Street	Dhanori	Locality	Dhanori
Pin Code	411015	Total Plot/Project area (sqmts)	16450
Total Number of Proposed Building/Wings (In the Layout/Plot)	7		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	4	Proposed But Not Sanctioned Buildings Count	3
Total Recreational Open Space as Per Sanctioned Plan	1545.1		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	31715.44	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	36860.43
Permissible Total FSI of Plot (Permissible Built-up Area)	68575.87		

Bank Details

Bank Name	IDBI Bank	Bank A/c Number	0600102000012786
IFSC Code	IBKL0000600	Branch Name	Ashoknagar
Bank Address	421A, Gokhale Road, Near		

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
Kohinoor Viva Pixel- Phase II	Rahul Shivajirao Kadam	Individual	Revenue 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	Upload Agreement / MoU Copy	View Download	
		5	Upload Agreement / MoU Copy	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)	826	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	Internal roads in tremix concrete
Water Conservation, Rain water Harvesting :	YES	0	As per the drawings obtained from consultant
Energy management :	YES	0	As per drawings obtained from consultant
Fire Protection And Fire Safety Requirements :	YES	0	As per drawings of consultant and Fire Dept
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	As per drawings obtained from consultant
Aggregate area of recreational Open Space :	YES	0	As per sanction plan
Open Parking :	YES	0	Allotment provisionn made by society
Water Supply :	YES	0	By PMC/Competent Authority
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	STP
Storm Water Drains :	YES	0	STP
Landscaping & Tree Planting :	YES	0	As per drawings obtained from consultant
Street Lighting :	YES	0	As per drawings obtained from consultant
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	STP
Solid Waste Management And Disposal :	YES	0	STP

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	Kohinoor Viva Pixel-Phase II	Tower 3	30/06/2028	1	1	0	15	1	0	110																																	
		<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>66.69</td><td>30</td><td>0</td></tr><tr><td>2</td><td>2BHK</td><td>70.24</td><td>2</td><td>0</td></tr><tr><td>3</td><td>3BHK</td><td>89.24</td><td>28</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	2BHK	66.69	30	0	2	2BHK	70.24	2	0	3	3BHK	89.24	28	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																																	
2	Kohinoor Viva Pixel-Phase II	Tower 4	30/06/2028	1	1	0	15	1	0	252																																	

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	3BHK	88.09	30	0
2	3BHK	73.11	30	0
3	2BHK	64.68	15	0
4	3BHK	82	45	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	Kohinoor Viva Pixel-Phase II	Tower 5	30/06/2028	1	1	0	15	1	0	95

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	65.38	60	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
4	Kohinoor Viva Pixel-Phase II	Inclusive Housing	30/06/2028	0	1	0	11	1	12	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1BHK	39.82	41	0
2	1RK	28.33	19	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	0

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

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
VK a architecture	NA	Architect	0206268888	5 th floor Next Gen Avenue Off Senapati Bapat Road Bahiratwadi Pune
Planedge Consultants P Limited	NA	Engineer	0202616646	6th Floor Gagan Uno Dhole Patil Road Sangamwadi
Vinod Nikam and Co	NA	Chartered Accountant	9326171701	G14 Rajasyog Indrayani Nagar Bhosari Pune

Litigations Details

Project Name	Court Name	Case Number	Case Type	Preventive/Injunction/Interim Order is Passed?	Petition Name	Other Petition Details	Year	Present Status	Documents
Kohinoor Viva Pixel- Phase II	Civil Court Pune	101	Civil	No	Suit	NA	2022	Pending	NA

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
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
12 Building Plan Approval / NA Order for plotted development	View Download
13 Building Plan Approval / NA Order for plotted development	View Download
14 Building Plan Approval / NA Order for plotted development	View Download
15 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
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
2 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
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
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	294126000	294126000
	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)	171565420	171565420
	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	28415400	28415400
	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	774516600	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.	105615900	4079891
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	52807950	22591470
	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	1427047270	520778181