

General Information

Total Amount Paid by User	82259.00
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Do you have any Past Experience ? Yes

Block Number	Shree Shankeshwar Properties, Shop No. 9, 10, 15 and 16	Building Name	Mahalaxmi Heights
Street Name	Survey No. 32/7, B Wing	Locality	Pimpri
Land mark	Near Pimpri Central Mall	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Pimpri Chinchawad (M Corp.)
Pin Code	411018		

Name of Contact Person	Nitin C Jain	Designation of Contact Person	Owner
Office Number	02027430051		
Fax Number		Email ID	info@shankeshwar.com
Secondary Mobile Number	9890255936		
Website URL			

[illegible]

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
3	Shankeshwar Wisdom	Residential	NA	878.62	GAT No. 111P Survey No. 1231 Plot No 17 18 and 19 Borhadewadi Moshi - 412114	65000000	GAT No 111P Survey No 1231 Plot No 17 18 and 19 Borhadewadi Moshi - 412114	1	30	2023-03-30	2021-12-15
4	Nilay	Residential	NA	7122.60	GAT No. 288P 290P 291P 292P 293P 294 295 Jadhawwadi Chikhali Pune - 412114	480000000	GAT No 288P 290P 291P 292P 293P 294 295 Jadhawwadi Chikhali Pune - 412114	3	240	2022-06-30	2021-12-03
5	Shankeshwar Royale	Others	Residential + Commercial	3776.83	GAT No. 288P 289 290P 291P 292P 293P 295P Chikhali Pune - 411062	360000000	GAT No 288P 289 290P 291P 292P 293P 295P Chikhali Pune - 411062	1	176	2023-09-30	2023-04-10
6	Shaankeshwar Pride	Others	Residential + Commercial	988.80	GAT No. 111P Plot No 38 39 40 41 Borhadewadi Moshi 412114	68000000	GAT No 111P Plot No 38 39 40 41 Borhadewadi Moshi 412114	1	29	2019-12-31	2020-01-03
7	Shankeshwar Darshan	Others	Residential + Commercial	2548.47	Sr. No. 103by2C and 103by1 104by1 104by2 106by1 106by2 107by1 107by2 108	213300000	Sr No 103by2C and 103by1 104by1 104by2 106by1 106by2 107by1 107by2 108	1	47	2019-12-11	2020-11-12
8	Shankeshwar Dang IKon Phase I	Others	Commercial and Residential	1790.29	CTS No. 244 by 1 and 16 and 17 and 18 Survey No 215 Ravet Pune 412101	129000000	CTS No 244 by 1 and 16 and 17 and 18 Survey No 215 Ravet Pune 412101	1	32	2018-12-31	2018-03-21
9	Shankeshwar Dang IKon Phase II	Residential	NA	1790.29	CTS No. 244 by 1 and 16 and 17 and 18 Survey No 215 Plot No 1 and 2 and 3 Ravet Pune 412101	35000000	CTS No 244 by 1 and 16 and 17 and 18 Survey No 215 Plot No 1 and 2 and 3 Ravet Pune 412101	1	12	2020-12-31	2020-12-14

Member Information

Member Name	Designation	PAN No.	VIEW
Nitin Chhaganlal Jain	Partner	xxxxxxxx293C	View Details
Santoshi Nitin Jain	Partner	xxxxxxxx140E	View Details
Mahavir Basantlal Chopra	Partner	xxxxxxxx280K	View Details
Nitin Chhaganlal Jain	Authorized Signatory	xxxxxxxx293C	View Details

Project			
Project Name (Mention as per Sanctioned Plan)	Shankeshwar Sparsh	Project Status	New Project
Proposed Date of Completion	31/12/2028		
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.	GAT No. 334(P), 407(P), 408(P), 408/2(P), 408/3(P), 409/1(P), Kudale Vasti	Boundaries East	By Gairan Property
Boundaries West	By 18 mtrs DP road	Boundaries North	By GAT No 336 337 and 338
Boundaries South	By Gairan Property and GAT No 411	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Moshi
Street	Kudale Vasti	Locality	Moshi
Pin Code	412105	Total Plot/Project area (sqmts)	8102
Total Number of Proposed Building/Wings (In the Layout/Plot)	4		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	4	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	834.16		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	14122.89	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	22244.10
Permissible Total FSI of Plot (Permissible Built-up Area)	36366.99		

Bank Details

Bank Name	TJSB Sahakari Bank Ltd	Bank A/c Number	035120100002752
IFSC Code	TJSB0000035	Branch Name	Pimpri Branch
Bank Address	Plot No 119, Opposite to Jaihind School, Jamtani Chowk, Pimpri, Pune - 411017		

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
Shankeshwar Sparsh	Balasaheb Pandharinath Kudale	Individual	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	
Project Name	Promoter Name	Promoter(Land Owner/ Investor)	Type of Agreement/	VIEW	Status

		Type	Arrangement			
Shankeshwar Sparsh	Ashok Dattu Kudale	Individual	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	
Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status	
Shankeshwar Sparsh	Popat Pandharinath Kudale	Individual	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	
Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status	
Shankeshwar Sparsh	Ramdas Haribhau Kudale	Individual	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		Declaration in Form B	View Download	
Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status	
Shankeshwar Sparsh	Sandip Kundalik Kudale	Individual	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		Declaration in Form B	View Download	
Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status	
Shankeshwar Sparsh	Navnath Dattoba Kudale	Individual	Area Share	View Details	Active	
		Sr No.		Document Name	View	
		1		Upload Agreement / MoU Copy	View Download	
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Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status																					
Shankeshwar Sparsh	Pravin Dnyaneshwar Kudale	Individual	Area Share	View Details	Active																					
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Shankeshwar Sparsh	Avinash Dnyaneshwar Kudale	Individual	Area Share	View Details	Active																					
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Shankeshwar Sparsh	Somnath Dattoba Kudale	Individual	Area Share	View Details	Active																					
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Shankeshwar Sparsh	Santosh Kundlik Kudale	Individual	Area Share	View Details	Active																					

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Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	174	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	As per PCMC Sanction Plan
Water Conservation, Rain water Harvesting :	YES	0	Rain water Harvesting as per PCMC Norms
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	As per Fire Department Norms
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	As per MSEB Norms
Aggregate area of recreational Open Space :	YES	0	As per PCMC Sanction Plan
Open Parking :	YES	0	Will be provided
Water Supply :	YES	0	Connected to PCMC Water Supply and Borewell
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	CONNECTED TO PCMC Drainage Line
Storm Water Drains :	YES	0	Will be provided
Landscaping & Tree Planting :	YES	0	As per PCMC Norms
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 :	YES	0	Garbage Chute

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	Shankeshwar Sparsh	Building A	31/12/2028	0	1	4	10	0	236	108																				
		<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>53.02</td><td>10</td><td>0</td></tr><tr><td>2</td><td>2BHK</td><td>52.56</td><td>70</td><td>0</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	2BHK	53.02	10	0	2	2BHK	52.56	70	0					
Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment																										
1	2BHK	53.02	10	0																										
2	2BHK	52.56	70	0																										

3	2BHK	52.77	39	0
4	2BHK	52.91	8	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
2	Shankeshwar Sparsh	Building B	31/12/2028	0	1	4	1	0	7	7

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	51.64	4	0
2	2BHK	52.56	1	0
3	2BHK	52.77	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	0

as may be required to Obtain Occupation /Completion 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
3	Shankeshwar Sparsh	Building C	31/12/2028	0	1	4	10	0	163	10

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1BHK	35.3	8	0
2	1BHK	35.4	10	0
3	1BHK	35.47	10	0
4	1BHK	35.85	10	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	Shankeshwar Sparsh	Shopping Complex	31/12/2028	0	1	2	0	0	0	30

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Shop	37.7	1	0
2	Shop	38.65	1	0
3	Shop	38.66	1	0
4	Shop	40.45	1	0
5	Shop	41.59	1	0
6	Shop	44.47	1	0
7	Shop	45.38	2	0
8	Shop	46.92	1	0

9	Shop	48.72	1	0
10	Shop	48.73	1	0
11	Shop	50.11	1	0
12	Shop	50.34	1	0
13	Shop	51.05	1	0
14	Shop	51.77	1	0
15	Shop	52.23	1	0
16	Shop	52.41	1	0
17	Shop	55.71	1	0
18	Shop	55.8	1	0
19	Shop	58.55	1	0
20	Shop	74.27	1	0
21	Shop	75.41	1	0
22	Shop	77.56	1	0
23	Shop	77.74	1	0
24	Office space	15.53	1	0
25	Office space	15.61	1	0
26	Office space	18.82	1	0
27	Office space	19.72	1	0
28	Office space	25.69	1	0
29	Office space	26.84	1	0
30	Office space	27.18	1	0
31	Office space	36.25	1	0
32	Office space	38.16	1	0
33	Office space	40.68	1	0
34	Shop	32.04	1	0
35	Shop	33.45	1	0
36	Shop	37.32	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
Shree Shankeshwar Construction	NA	Contractor	9923353587	Shree Shankeshwar Properties, Shop No. 9, 10, 15 and 16, Mahalaxmi Heights, Survey No. 32/7, B wing, Near Pimpri Central Mall, Pimpri, Pune - 411018
M/s. Karan Darda Architects - Mr. Karan Darda	NA	Architect	8805313341	Premium Point, Opp. Modern High School, Near Titan Store, J.M. Road, Pune - 411005
Ajay Bhilare & Associates	NA	Engineer	7875099099	13, Ishana 1, Bhusari Colony, Chandani Chowk, Kothrud, Pune - 411038
NPSR & Associates - CA. Nandkishor Lahoti	NA	Chartered Accountant	9850038629	Office No. 13-16, MSR Square, Behind Chinchwad Railway Station, Chinchwad, Pune - 411033
SUPA Associates - Pankaj Arun Solapurkar	NA	Other Professional	9890860597	Flat No. 1, 304/B, Madhav Building, Shaniwar Peth, Opp. Ahilyadevi School, Pune - 411030

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
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
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)	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
7 Other – Legal	View Download
8 Other – Legal	View Download
9 Other – Legal	View Download
10 Other – Legal	View Download
11 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	31000000.00	30188681.82
	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	15000000.00	14226464.00
	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	7500000.00	7394940.00
	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	500000000.00	213339.90
		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.	70000000.00	632703.20
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	12500000.00	11379199.00
	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	636000000	64035327.92

