

MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100152271



Payment Date 16/01/2024

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 24422.70

Organization

Name	Aryan Housing	PAN Number	xxxxxx769N
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	Office No 7	Building Name	Amar Avinash Corporate City
Street Name	Bund Garden Road	Locality	Camp
Land mark	Above HSBC Bank	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Pune City	Village	Pune (M Corp.)
Pin Code	411001		

Organization Contact Details

Name of Contact Person	Navin Agarwal	Designation of Contact Person	Partner
Office Number	07745884422		
Fax Number		Email ID	info.uniqueproperties01@gmail.com
Secondary Mobile Number	9270181962		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
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Abhishek Raj Agrawal	Authorized Signatory	xxxxxxx405M	View Details
Navin Rajendra Agarwal	Partner	xxxxxxx071G	View Details
Nikhil Vinod Goyal	Partner	xxxxxxx242L	View Details
Manoj Ashok Agarwal	Partner	xxxxxxx258C	View Details
Vinay Suryakant Bahirat	Partner	xxxxxxx424G	View Details
Rahul Suryakant Bahirat	Partner	xxxxxxx613N	View Details
Sandeep Tanaji Magar	Partner	xxxxxxx789H	View Details

Project

Project Name (Mention as per Sanctioned Plan)	UNIQUE SKY LINKS PHASE I	Project Status	New Project
Proposed Date of Completion	30/06/2027		
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. 135/1/1, CTS No. 2311	Boundaries East	Ram River
Boundaries West	36 Mtr Wide DP Road	Boundaries North	Property of Ganpat and Govind Dalvi out of S N 135
Boundaries South	S N 136 Whispering Winds Society	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Pashan
Street	Baner Pashan Link Road	Locality	Pashan
Pin Code	411008	Total Plot/Project area (sqmts)	2318.37
Total Number of Proposed Building/Wings (In the Layout/Plot)	3		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	3	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)	11954.77	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in	1510.32
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Permissible Total FSI of Plot
(Permissible Built-up Area)

13465.09

Bank Details

Bank Name	IDBI Bank	Bank A/c Number	0301102000015482
IFSC Code	IBKL0000301	Branch Name	Koregaon Park, Pune
Bank Address	Plot No 353, Arta Vishwa Building, Lane No 5, Off North Main Road, Koregaon Park, Pune		

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
UNIQUE SKY LINKS PHASE I	Chintaman Shripati Dalvi	Individual	Area Share	View Details	Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Declaration in Form B	View Download
3	Declaration in Form B	View Download

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
UNIQUE SKY LINKS PHASE I	Suman Chintaman Dalvi	Individual	Area Share	View Details	Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Declaration in Form B	View Download
3	Declaration in Form B	View Download

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
UNIQUE SKY LINKS PHASE I	Madhukar Chintaman Dalvi	Individual	Area Share	View Details	Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Declaration in Form B	View Download
3	Declaration in Form B	View Download

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
UNIQUE SKY LINKS PHASE I	Poonam Madhukar Dalvi	Individual	Area Share	View Details	Active

		<table><tr><th>Sr No.</th><th>Document Name</th><th>View</th></tr><tr><td>1</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>2</td><td>Declaration in Form B</td><td>View Download</td></tr><tr><td>3</td><td>Declaration in Form B</td><td>View Download</td></tr></table>	Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	View Download	2	Declaration in Form B	View Download	3	Declaration in Form B	View Download	
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Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status										
UNIQUE SKY LINKS PHASE I	Atharva Madhukar Dalvi	Individual	Area Share	View Details	Active										
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UNIQUE SKY LINKS PHASE I	Sachin Chintaman Dalvi	Individual	Area Share	View Details	Active										
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Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status										
UNIQUE SKY LINKS PHASE I	Laxmi Sachin Dalvi	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)	108	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
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Internal Roads & Footpaths :	YES	0	To be completed with project
Water Conservation, Rain water Harvesting :	YES	0	To be completed with project
Energy management :	YES	0	To be completed with project
Fire Protection And Fire Safety Requirements :	YES	0	To be completed with project
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	To be completed with project
Aggregate area of recreational Open Space :	YES	0	To be completed with project
Open Parking :	NO	0	NA
Water Supply :	YES	0	To be completed with project
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	To be completed with project
Storm Water Drains :	YES	0	To be completed with project
Landscaping & Tree Planting :	YES	0	To be completed with project
Street Lighting :	YES	0	To be completed with project
Community Buildings :	YES	0	To be completed with project
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	To be completed with project
Solid Waste Management And Disposal :	YES	0	To be completed with project

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	UNIQUE SKY LINKS PHASE I	Wing C	30/06/2027	2	1	0	10	1	55	54																								
		<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>3BHK</td><td>90.91</td><td>37</td><td>0</td></tr><tr><td>2</td><td>3BHK Landowner</td><td>90.91</td><td>1</td><td>0</td></tr><tr><td>3</td><td>2BHK</td><td>73.36</td><td>1</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	3BHK	90.91	37	0	2	3BHK Landowner	90.91	1	0	3	2BHK	73.36	1	0				
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		1	3BHK	90.91	37	0																												
		2	3BHK Landowner	90.91	1	0																												
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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	UNIQUE SKY LINKS PHASE I	Wing D	30/06/2027	2	1	0	14	1	27	14

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	49.11	24	0
2	2BHK Landowner	41.62	1	0
3	2BHK	41.62	1	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
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Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
EquiCom Structural Consultancy	NA	Engineer	9822822235	Suyog Sankul, Maitra Bunglow, Near Badhai Sweets, Omkar Society, Pimple Nilakh, Pune.

Sandeep Hardikar & Associates	NA	Architect	9371236397	502, Sadhana Apartments, 1842, Narveer Tanaji Wadi, Shivajinagar, Pune.
Prem Jitendra Khandelwal and Associates	NA	Chartered Accountant	2067215500	Level 3, Riverside Business Bay, Wellesley Road, Near RTO, Sangamvadi, Pune.

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
1 b Details of encumbrances concerned to Legal	View Download
1 Copy of Layout Approval (in case of layout)	View Download
2 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
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
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	View Download
1 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 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	NA
1 Proforma of Agreement for sale	View Download
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	73700982	73700982
	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	65706944	50653035
	c	Acquisition cost of TDR (if any)	27500000	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	4471524	4471524
	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	446052750	8583817
		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.	40550250	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	0	0
3			Total Estimated Cost of the Real Estate Project	657982450	137409358