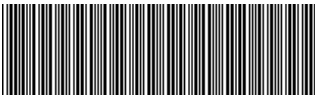


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100160387



Payment Date 22/05/2024

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 14239.00

Organization

Name RUCHA ASSOCIATES PAN Number xxxxxx079N

Organization Type Partnership Description For Other Type Organization NA

Do you have any Past Experience ? No

Address Details

Block Number OFFICE NO 103 AND 104, 1ST FLOOR Building Name RUCHA GROUP, RAMSUKH HOUSE

Street Name THUBE PARK Locality SHIVAJI NAGAR

Land mark NEAR SANCHETI HOSPITAL State/UT MAHARASHTRA

Division Pune District Pune

Taluka Pune City Village Pune (M Corp.)

Pin Code 411005

Organization Contact Details

Name of Contact Person DIVAKAR SHIVAJI MATE Designation of Contact Person PARTNER

Office Number 02222222222

Fax Number Email ID rucha.associates@ruchagroup.co.in

Secondary Mobile Number 9325323232

Website URL

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
DIVAKAR SHIVAJI MATE	Authorized Signatory	xxxxxxxx273C	View Details

DIVAKAR SHIVAJI MATE	Partner	xxxxxxx273C	View Details
RAJ RAJESHWAR PROJECTS LLP	Partner	xxxxxxx323M	View Details

Project

Project Name (Mention as per Sanctioned Plan)	EUPHORIA	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 133/1/4/2, 132/1/2, 132/1/4/2, 132/1/3/2/1, 132/1/3/2/2, 132/1/1B, 128/2/4, 128/2/5, SUB PLOT NO 4	Boundaries East	BY ADJ ROAD
Boundaries West	BY ADJ S NO 128-2-5 AND 18MTR WIDE DP ROAD	Boundaries North	BY 18 MTR WIDE DP ROAD
Boundaries South	BY ADJ S NO 128	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Dhayari (Part)
Street	-	Locality	-
Pin Code	411041	Total Plot/Project area (sqmts)	1300
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	2447		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	5120.08	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	2000
Permissible Total FSI of Plot (Permissible Built-up Area)	7120.08		

Bank Details

Bank Name	STATE BANK OF INDIA	Bank A/c Number	42790292501
IFSC Code	SBIN0004120	Branch Name	S B ROAD PUNE
Bank Address	CTS NO 93 BY B PLOT NO 8		

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
EUPHORIA	PRITAMKUMAR SAHEBRAO KAMBLE	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	
		4	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)	36	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	WORK IN PROGRESS
Water Conservation, Rain water Harvesting :	YES	0	NOT YET STARTED
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	NA
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	NOT YET STARTED
Aggregate area of recreational Open Space :	YES	0	AS PER NORMS
Open Parking :	NO	0	NA
Water Supply :	YES	0	NOT YET STARTED
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	NOT YET STARTED
Storm Water Drains :	YES	0	NOT YET STARTED
Landscaping & Tree Planting :	YES	0	WORK IN PROGRESS
Street Lighting :	YES	0	NOT YET STARTED
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	NO	0	NA

Building Details

Sr.No.	Project Name	Name (Also mention identification of building/wing/other	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	Number of Closed Parking
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		as per approved plan)							Sanctioned Plan (4-wheeler+2-Wheeler)																																														
1	EUPHORIA	EUPHORIA	31/12/2027	1	1	0	10	0	74	36																																													
		<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>50.45</td><td>10</td><td>0</td></tr><tr><td>2</td><td>2BHK</td><td>50.03</td><td>10</td><td>0</td></tr><tr><td>3</td><td>2BHK</td><td>50.05</td><td>10</td><td>0</td></tr><tr><td>4</td><td>2BHK</td><td>50.09</td><td>9</td><td>0</td></tr><tr><td>5</td><td>2BHK</td><td>50.41</td><td>10</td><td>0</td></tr><tr><td>6</td><td>1BHK</td><td>30.55</td><td>1</td><td>0</td></tr><tr><td>7</td><td>2BHK</td><td>49.8</td><td>10</td><td>0</td></tr><tr><td>8</td><td>2BHK</td><td>50</td><td>10</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	2BHK	50.45	10	0	2	2BHK	50.03	10	0	3	2BHK	50.05	10	0	4	2BHK	50.09	9	0	5	2BHK	50.41	10	0	6	1BHK	30.55	1	0	7	2BHK	49.8	10	0	8	2BHK	50	10	0
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Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
JAIDEEP SUNIL DESHPANDE	NA	Architect	9822374508	SWAYAMBHU SUJAY GARDEN 12 MUKUND NAGAR PUNE 37
CA AKASH K AGRAWAL	NA	Chartered Accountant	9765655524	GOVIND NAGAR NAVINYA NEAR ARCH KIDS SCHOOL HINGOLI 431513
AMAN VANI	NA	Engineer	2027293487	ANMOL PRIDE 3RD FLOOR OFFICE NO 5 & 6 OPPOSITE MAULI PETROL PUMP BANER PUNE 411045

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
2 Copy of Layout Approval (in case of layout)	View Download
3 Copy of Layout Approval (in case of layout)	View Download
4 Copy of Layout Approval (in case of layout)	View Download
5 Copy of Layout Approval (in case of layout)	View Download
1 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 Engineers Certificate on Quality Assurance (Form 2A FY 2023-24)	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
2 CA Certificate on Project Cost & Fund withdrawal (Form 3)	View Download
3 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 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)	NA
1 Proforma of Agreement for sale	View Download
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	View Download
2 Other – Finance	View Download
1 Other – Technical	View Download
2 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	33116000	33116000
	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	1500000	800000
	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	0	0

			authorities		
	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	80000000	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.	9000000	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	123616000	33916000