

MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100160250



Payment Date 17/05/2024

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 62239.00

Organization

Name	Shubharambh Landmarks	PAN Number	xxxxxx408P
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	Survey No. 21/13, Office 2	Building Name	1st Floor, Shubharambh
Street Name	Near Bhondve Lawns	Locality	Ravet
Land mark	Opp. Vastu River Nest Society	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Ravet
Pin Code	412101		

Organization Contact Details

Name of Contact Person	Sagar Vijay Gawade	Designation of Contact Person	Partner
Office Number	02000000000		
Fax Number		Email ID	shubharambhproperties9@gmail.com
Secondary Mobile Number	9881241169		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
Sagar Vijay Gawade	Authorized Signatory	xxxxxxxx122H	View Details
Sagar Vijay Gawade	Partner	xxxxxxxx122H	View Details

Pramod Pandurang Bhondave	Partner	xxxxxxx704C	View Details
Satish Bhaskar Bhoir	Partner	xxxxxxx429R	View Details
Kundan Ramchandra Jachak	Partner	xxxxxxx977M	View Details
TEERAVISTA PROPERTIES LLP THROUGH PARTNER VIJAY SUBHASH PARANDE	Partner	xxxxxxx591J	View Details
Siddhant Ganesh Bhondve	Partner	xxxxxxx863C	View Details

Project

Project Name (Mention as per Sanctioned Plan)	Shubharambh Clara	Project Status	New Project
Proposed Date of Completion	31/12/2028		
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.	76/1/1, 76/1/2, 76/1/3 and 76/1/1/1/2/1/3	Boundaries East	Survey No 96
Boundaries West	12 meter wide DP Road	Boundaries North	Property of Namrata Gloria Society
Boundaries South	Part of Survey No 76	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Ravet
Street	Near Chandrabhaga Corner	Locality	Ravet
Pin Code	412101	Total Plot/Project area (sqmts)	6100
Total Number of Proposed Building/Wings (In the Layout/Plot)	2		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	2	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	1566.58		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	24906.59	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)	24906.59		

Bank Details

Bank Name	IDFC FIRST BANK	Bank A/c Number	10178422095
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Bank Address

Shop No 1, Plot No 16, Big India Chowk, Nigadi, Pradhikaran

Promoter(Land Owner/ Investor) Details

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Shubharambh Clara	Pandurang Tukaram Bhondve	Individual	Area Share	View Details	Active																																													
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14	Declaration in Form B	View Download

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
Shubharambh Clara	Sunita Balasaheb Datir	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	Upload Agreement / MoU Copy	View Download
		5	Upload Agreement / MoU Copy	View Download
		6	Upload Agreement / MoU Copy	View Download
		7	Upload Agreement / MoU Copy	View Download
		8	Upload Agreement / MoU Copy	View Download
		9	Upload Agreement / MoU Copy	View Download
		10	Upload Agreement / MoU Copy	View Download
		11	Upload Agreement / MoU Copy	View Download
		12	Upload Agreement / MoU Copy	View Download
		13	Upload Agreement / MoU Copy	View Download
		14	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)	240	0	0

Development Work

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

Building Details

Sr.No.	Project	Name (Also	Proposed	Number of	Number	Number	Number of	Number	Total no. of	Number
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	Name	mention identification of building/wing/other as per approved plan)	Date of Completion	Basement's	of Plinth	of Podium's	Sanctioned Floors	of Stilts	open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	of Closed Parking																																																							
1	Shubharambh Clara	Wing A	31/12/2028	1	0	0	27	0	59	143																																																							
		<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>63.87</td><td>25</td><td>0</td></tr><tr><td>2</td><td>3BHK</td><td>92.79</td><td>25</td><td>0</td></tr><tr><td>3</td><td>3BHK</td><td>100.9</td><td>26</td><td>0</td></tr><tr><td>4</td><td>2BHK</td><td>63.87</td><td>20</td><td>0</td></tr><tr><td>5</td><td>2BHK Land Owner</td><td>63.87</td><td>2</td><td>0</td></tr><tr><td>6</td><td>2BHK Land Owner</td><td>66.82</td><td>28</td><td>0</td></tr><tr><td>7</td><td>2BHK</td><td>66.82</td><td>24</td><td>0</td></tr><tr><td>8</td><td>3BHK Land Owner</td><td>92.79</td><td>26</td><td>0</td></tr><tr><td>9</td><td>3BHK</td><td>100.9</td><td>21</td><td>0</td></tr><tr><td>10</td><td>3BHK Land Owner</td><td>100.9</td><td>5</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	2BHK	63.87	25	0	2	3BHK	92.79	25	0	3	3BHK	100.9	26	0	4	2BHK	63.87	20	0	5	2BHK Land Owner	63.87	2	0	6	2BHK Land Owner	66.82	28	0	7	2BHK	66.82	24	0	8	3BHK Land Owner	92.79	26	0	9	3BHK	100.9	21	0	10	3BHK Land Owner	100.9	5	0
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		<table><tr><th>Sr.No.</th><th>Tasks / Activity</th><th>Percentage of Work</th></tr><tr><td>1</td><td>Excavation</td><td>0</td></tr><tr><td>2</td><td>X number of Basement(s) and Plinth</td><td>0</td></tr><tr><td>3</td><td>X number of Podiums</td><td>0</td></tr><tr><td>4</td><td>Stilt Floor</td><td>0</td></tr><tr><td>5</td><td>X number of Slabs of Super Structure</td><td>0</td></tr><tr><td>6</td><td>Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises</td><td>0</td></tr><tr><td>7</td><td>Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises</td><td>0</td></tr><tr><td>8</td><td>Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.</td><td>0</td></tr><tr><td>9</td><td>The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing</td><td>0</td></tr><tr><td>10</td><td>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</td><td>0</td></tr></table>									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																						
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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-	Number of Closed Parking																																																							

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
3 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
3 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
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)	View Download
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 CERSAI details	View Download
1 Disclosure of sold/ booked inventory	NA
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
4 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 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	NA
1 Proforma of Agreement for sale	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)	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
1 Other – Finance	NA
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	0	0
	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	50000000	47098273
	c	Acquisition cost of TDR (if any)	70000000	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	11606900	11606900
	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	0	0

			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.		
		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	754350000	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.	40000000	1559640
	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	30000000	0
3			Total Estimated Cost of the Real Estate Project	955956900	60264813