

MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100163328



Payment Date 24/06/2024

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 33142.50

Organization

Name	M/s Privilege Developers	PAN Number	xxxxxx683M
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	Shop No. B-25	Building Name	Near Vishal Mega Mart, Ground Floor KPCT Mall
Street Name	Fatima Nagar	Locality	Fatima Nagar
Land mark	Wanwadi	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Pune City	Village	Pune (M Corp.)
Pin Code	411040		

Organization Contact Details

Name of Contact Person	Ritesh Ashok Thakkar	Designation of Contact Person	Partner
Office Number	61020486093		
Fax Number		Email ID	privilege.acc123@gmail.com
Secondary Mobile Number	9158119000		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
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Ritesh Ashok Thakkar	Partner	xxxxxxxx350E	View Details
Vishal Suresh Pawar	Partner	xxxxxxxx456G	View Details
Ritesh Ashok Thakkar	Authorized Signatory	xxxxxxxx350E	View Details

Project

Project Name (Mention as per Sanctioned Plan)	Privilege Hills C and D Building	Project Status	New Project
Proposed Date of Completion	31/12/2029		
Litigations related to the project ?	No	Project Type	Residential
Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?	No		
Plot Bearing No / CTS no / Survey Number/Final Plot no.	Survey No 59 Hissa No 3/14,16,22 to 24,27,28,30,32 & Sr. No. 59/4/16/1 to 4,59/4/17/2,59/4/17/3 Sr. No. 59/3/1 to 11,13 Sr. No. 59/416/3/1	Boundaries East	Sr No 59 P
Boundaries West	18 m Wide DP Road	Boundaries North	S No 59 Part
Boundaries South	Adjoining 6 mtr Road and Sr No 59 P	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	kondhwa khurd
Street	Survey No 59 Hissa No 3/14,16,22 to 24,27,28,30,32 & Sr. No. 59/4/16/1 to 4,59/4/17/2,59/4/17/3 Sr. No. 59/3/1 to 11,13 Sr. No. 59/416/3/1	Locality	Kondhwa Khurd
Pin Code	411048	Total Plot/Project area (sqmts)	3190.35
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	319.03		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	12876.63	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in	2480.75
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Permissible Total FSI of Plot
(Permissible Built-up Area)

15357.38

Details of RERA Designated Separate Bank Account

Bank Name	Indian Bank	Bank A/c Number	7800687004
IFSC Code	IDIB000W014	Branch Name	Wanawadi
Bank Address	1st Floor Vishal Enclave Tatya Tope Society Kedari Garden Junction Wanawadi Pune - 411040		

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	190	0	0

Development Work

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

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	Privilege	Wing C	31/12/2029	1	1	0	14	0	0	110

Hills C and D Building

		<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>1BHK MHADA</td><td>34.6</td><td>56</td><td>0</td></tr><tr><td>2</td><td>1BHK MHADA</td><td>37.15</td><td>52</td><td>0</td></tr><tr><td>3</td><td>2BHK MHADA</td><td>50.7</td><td>2</td><td>0</td></tr></table>	Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	1BHK MHADA	34.6	56	0	2	1BHK MHADA	37.15	52	0	3	2BHK MHADA	50.7	2	0																				
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5	X number of Slabs of Super Structure	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
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Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
Ankur Associates	NA	Architect	2025514792	Tejovalaya Office No 101 1st floor CTS No 1187 19 Ghole Road Shivajinagar Pune 411005
CA MAYANK KRIPLANI	NA	Chartered Accountant	9834474691	Block No 116 Jaripatka Nagpur 440014
Abhinav Narayan Jadhav	NA	Engineer	7277993993	B25 KPCT MALL WANAWARI PUNE

Litigations Details

No Records Found

Document Name	Uploaded DateTime	Uploaded Document
1 PAN Card	21/06/2024 20:20:20	View Download
1 Copy of the legal title report	24/06/2024 18:49:14	View Download
1 a Details of encumbrances concerned to Finance	24/06/2024 13:11:01	View Download
2 a Details of encumbrances concerned to Finance	24/06/2024 13:11:46	View Download
1 b Details of encumbrances concerned to Legal	24/06/2024 13:11:01	View Download
2 b Details of encumbrances concerned to Legal	24/06/2024 13:11:46	View Download
1 Copy of Layout Approval (in case of layout)	24/06/2024	View Download

	16:03:12	
1 Building Plan Approval / NA Order for plotted development	21/06/2024 20:21:37	View Download
2 Building Plan Approval / NA Order for plotted development	21/06/2024 20:21:56	View Download
3 Building Plan Approval / NA Order for plotted development	22/06/2024 15:57:00	View Download
4 Building Plan Approval / NA Order for plotted development	22/06/2024 15:57:11	View Download
5 Building Plan Approval / NA Order for plotted development	22/06/2024 15:57:20	View Download
1 Commencement Certificates / NA Order for plotted development	21/06/2024 20:23:37	View Download
1 Declaration about Commencement Certificate	24/06/2024 13:12:31	View Download
1 Declaration in FORM B	24/06/2024 14:31:55	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	24/06/2024 13:43:26	View Download
1 Disclosure for secured/unsecured finance availed for the project		NA
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	28/06/2024 17:25:59	View Download
1 Disclosure of Interest in Other Real Estate Organizations	24/06/2024 13:18:58	View Download
2 Disclosure of Interest in Other Real Estate Organizations	24/06/2024 13:19:20	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	24/06/2024 13:36:09	View Download
1 Proforma of Allotment letter	24/06/2024 13:36:25	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 Letter from the bank regarding the opening of RERA Designated Bank Accounts (Format B)		NA
1 Separate Bank Account details including no encumbrances on the Bank Account or no escrow on the same	24/06/2024 13:20:26	View Download
1 Foreclosure of the Project		NA
1 Deviation Report with respect to Allotment letter	24/06/2024 13:14:01	View Download
1 Deviation Report with respect to model copy of Agreement	24/06/2024 13:14:32	View Download
1 Home Buyer /Allottee Grievance Redressal Cell		NA
1 Other – Legal	22/06/2024 13:15:22	View Download
2 Other – Legal	22/06/2024 13:22:02	View Download
3 Other – Legal	22/06/2024 13:22:13	View Download
4 Other – Legal	24/06/2024 17:45:27	View Download
1 Other – Finance	02/07/2024 11:01:43	View Download
2 Other – Finance	02/07/2024 11:02:09	View Download
1 Other – Technical	24/06/2024 13:23:31	View Download
2 Other – Technical	24/06/2024 13:26:55	View Download
3 Other – Technical	24/06/2024 13:27:24	View Download
4 Other – Technical	24/06/2024 13:27:54	View Download
5 Other – Technical	24/06/2024 18:17:01	View Download
6 Other – Technical	24/06/2024 18:22:31	View Download
7 Other – Technical	24/06/2024 18:35:33	View Download
8 Other – Technical	26/06/2024 18:08:39	View Download

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	124066666.67	124066666.67
	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)	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	8705333.33	8705333.33
	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	293816418.22	28632884.24
	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.	25797478	797478
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	0	0
	c	Interest payable to financial institutions, scheduled	0	0

		banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction		
3		Total Estimated Cost of the Real Estate Project	452385896.22	162202362.24