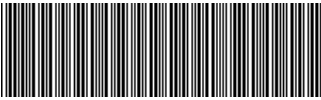


# MahaRERA Application

## General Information

Information Type      Other Than Individual

Application No.      REA52100167594



Payment Date      24/01/2025

Enforce Penalty Status      - NA

System Generated Penalty Status      - NA

Total Amount Paid by User      12439.00

## Organization

|                                   |                                    |                                         |            |
|-----------------------------------|------------------------------------|-----------------------------------------|------------|
| Name                              | LIVIENCE LIFESPACE PRIVATE LIMITED | PAN Number                              | xxxxxx294G |
| Organization Type                 | Company                            | Description For Other Type Organization | NA         |
| Do you have any Past Experience ? | No                                 |                                         |            |

## Address Details

|              |                    |               |                 |
|--------------|--------------------|---------------|-----------------|
| Block Number | 570                | Building Name | Rectifier House |
| Street Name  | Naigaon Cross Road | Locality      | Wadala          |
| Land mark    | Naigaon Cross      | State/UT      | MAHARASHTRA     |
| Division     | Konkan             | District      | Mumbai Suburban |
| Taluka       | Kurla              | Village       |                 |
| Pin Code     | 400031             |               |                 |

## Organization Contact Details

|                         |               |                               |                               |
|-------------------------|---------------|-------------------------------|-------------------------------|
| Name of Contact Person  | Jaideep Modak | Designation of Contact Person | Director                      |
| Office Number           | 02067641200   |                               |                               |
| Fax Number              |               | Email ID                      | samina.mulla@kohinoorpune.com |
| Secondary Mobile Number | 9970070708    |                               |                               |
| Website URL             |               |                               |                               |

## Past Experience Details

## Member Information

| Member Name | Designation | PAN No. | VIEW |
|-------------|-------------|---------|------|
|-------------|-------------|---------|------|

|               |                   |             |                              |
|---------------|-------------------|-------------|------------------------------|
| Jaideep Modak | Managing Director | xxxxxxx690K | <a href="#">View Details</a> |
| SHARAD BAL    | Managing Director | xxxxxxx038Q | <a href="#">View Details</a> |

## Project

|                                                                                                     |                                                 |                                                    |                                                    |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------|----------------------------------------------------|
| <b>Project Name (Mention as per Sanctioned Plan)</b>                                                | Livience Aleenta- Mhada                         | <b>Project Status</b>                              | New Project                                        |
| <b>Proposed Date of Completion</b>                                                                  | 31/12/2028                                      |                                                    |                                                    |
| <b>Litigations related to the project ?</b>                                                         | No                                              | <b>Project Type</b>                                | Residential                                        |
| <b>Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?</b> | No                                              |                                                    |                                                    |
| <b>Plot Bearing No / CTS no / Survey Number/Final Plot no.</b>                                      | Survey No.137 Hissa No.2 Plot No.A, CTS No.2135 | <b>Boundaries East</b>                             | Survey No 137 Part and 12 meter wide proposed road |
| <b>Boundaries West</b>                                                                              | Survey No 137 Part                              | <b>Boundaries North</b>                            | Survey No 137 Part                                 |
| <b>Boundaries South</b>                                                                             | Survey No 138 Part                              | <b>State/UT</b>                                    | MAHARASHTRA                                        |
| <b>Division</b>                                                                                     | Pune                                            | <b>District</b>                                    | Pune                                               |
| <b>Taluka</b>                                                                                       | Haveli                                          | <b>Village</b>                                     | Pashan                                             |
| <b>Street</b>                                                                                       | Baner- Pashan Link Road                         | <b>Locality</b>                                    | Pune                                               |
| <b>Pin Code</b>                                                                                     | 411021                                          | <b>Total Plot/Project area (sqmts)</b>             | 1120                                               |
| <b>Total Number of Proposed Building/Wings (In the Layout/Plot)</b>                                 | 1                                               |                                                    |                                                    |
| <b>Number of Sanctioned Building out of Above Proposed Count Applied for this Registration</b>      | 1                                               | <b>Proposed But Not Sanctioned Buildings Count</b> | 0                                                  |
| <b>Total Recreational Open Space as Per Sanctioned Plan</b>                                         | 112                                             |                                                    |                                                    |

## FSI Details

|                                                                                          |         |                                                                                                                                                         |   |
|------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| <b>Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)</b> | 4235.70 | <b>Built-up-Area as per Proposed FSI (In sqmts) ( Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)</b> | 0 |
| <b>Permissible Total FSI of Plot (Permissible Built-up Area)</b>                         | 4235.70 |                                                                                                                                                         |   |

## Details of RERA Designated Separate Bank Account

|                  |               |                        |                |
|------------------|---------------|------------------------|----------------|
| <b>Bank Name</b> | HDFC Bank Ltd | <b>Bank A/c Number</b> | 57500001464527 |
| <b>IFSC Code</b> | HDFC0000223   | <b>Branch Name</b>     | Pune - Pashan  |

Pashan, Pune, HDFC Bank Ltd,  
Shop No 1, Ground Floor, Iriz,  
Baner Pashan Link Road  
411021

| Name                            | Proposed | Booked | WorkDone(In %) |
|---------------------------------|----------|--------|----------------|
| Number of Garages ( In Numbers) | 0        | 0      | 0              |
| Covered Parking ( In Numbers)   | 33       | 0      | 0              |

## Development Work

| Common areas And Facilities, Amenities                  | Available | Percent | Details          |
|---------------------------------------------------------|-----------|---------|------------------|
| Internal Roads & Footpaths :                            | YES       | 0       | Work not started |
| Water Conservation, Rain water Harvesting :             | YES       | 0       | Work not started |
| Energy management :                                     | YES       | 0       | Work not started |
| Fire Protection And Fire Safety Requirements :          | YES       | 0       | Work not started |
| Electrical Meter Room, Sub-Station, Receiving Station : | YES       | 0       | Work not started |
| Aggregate area of recreational Open Space :             | YES       | 0       | Work not started |
| Open Parking :                                          | NO        | 0       | NA               |
| Water Supply :                                          | YES       | 0       | Work not started |
| Sewerage (Chamber, Lines, Septic Tank , STP) :          | YES       | 0       | Work not started |
| Storm Water Drains :                                    | YES       | 0       | Work not started |
| Landscaping & Tree Planting :                           | YES       | 0       | Work not started |
| Street Lighting :                                       | YES       | 0       | Work not started |
| Community Buildings :                                   | YES       | 0       | Work not started |
| Treatment And Disposal Of Sewage And Sullage Water :    | YES       | 0       | Work not started |
| Solid Waste Management And Disposal :                   | YES       | 0       | Work not 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      | Livience Aleenta-Mhada | Mhada Building                                                                                                                                                                                                                                                                                                                                                       | 31/12/2028                  | 0                          | 1                | 0                  | 22                          | 1                | 0                                                                      | 99                       |        |                |                        |                     |                            |   |      |       |    |   |   |      |       |    |   |   |      |      |    |   |
|        |                        | <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</td><td>39.87</td><td>22</td><td>0</td></tr><tr><td>2</td><td>1BHK</td><td>41.13</td><td>22</td><td>0</td></tr><tr><td>3</td><td>1BHK</td><td>43.1</td><td>22</td><td>0</td></tr></table> |                             |                            |                  |                    |                             |                  |                                                                        |                          | Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment | 1 | 1BHK | 39.87 | 22 | 0 | 2 | 1BHK | 41.13 | 22 | 0 | 3 | 1BHK | 43.1 | 22 | 0 |
| Sr.No. | Apartment Type         | Carpet Area (in Sqmts)                                                                                                                                                                                                                                                                                                                                               | Number of Apartment         | Number of Booked Apartment |                  |                    |                             |                  |                                                                        |                          |        |                |                        |                     |                            |   |      |       |    |   |   |      |       |    |   |   |      |      |    |   |
| 1      | 1BHK                   | 39.87                                                                                                                                                                                                                                                                                                                                                                | 22                          | 0                          |                  |                    |                             |                  |                                                                        |                          |        |                |                        |                     |                            |   |      |       |    |   |   |      |       |    |   |   |      |      |    |   |
| 2      | 1BHK                   | 41.13                                                                                                                                                                                                                                                                                                                                                                | 22                          | 0                          |                  |                    |                             |                  |                                                                        |                          |        |                |                        |                     |                            |   |      |       |    |   |   |      |       |    |   |   |      |      |    |   |
| 3      | 1BHK                   | 43.1                                                                                                                                                                                                                                                                                                                                                                 | 22                          | 0                          |                  |                    |                             |                  |                                                                        |                          |        |                |                        |                     |                            |   |      |       |    |   |   |      |       |    |   |   |      |      |    |   |

| Sr.No. | Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                        | Percentage of Work |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100                |
| 2      | X number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                      | 100                |
| 3      | X number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                     | 0                  |
| 4      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                             | 70                 |
| 5      | X number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                    | 9                  |
| 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                                                                |
|--------------------------------------|--------------------------|----------------------|------------|------------------------------------------------------------------------|
| Vk a architecture                    | NA                       | Architect            | 2066268888 | 5th Floor Next Gen Avenue Off Senapati Bapat Road Pune                 |
| Planedge Consultants Private Limited | NA                       | Engineer             | 8888887891 | 6th Floor Gagan Uno Near Ruby Hall Clinic Dhole Patil Road Pune 411001 |
| A S Jinturkar and Co                 | NA                       | Chartered Accountant | 9657820820 | S No 484 Flat No 101 Mitramandal Colony Parvati Pune 411009            |

## Litigations Details

### No Records Found

| Document Name                                    | Uploaded DateTime   | Uploaded Document                             |
|--------------------------------------------------|---------------------|-----------------------------------------------|
| 1 PAN Card                                       | 22/01/2025 11:36:15 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Copy of the legal title report                 | 11/02/2025 12:20:19 | <a href="#">View</a> <a href="#">Download</a> |
| 1 a Details of encumbrances concerned to Finance | 22/01/2025 12:58:34 | <a href="#">View</a> <a href="#">Download</a> |
| 2 a Details of encumbrances concerned to Finance | 14/03/2025 16:11:30 | <a href="#">View</a> <a href="#">Download</a> |
| 1 b Details of encumbrances concerned to Legal   | 22/01/2025 12:58:34 | <a href="#">View</a> <a href="#">Download</a> |

|                                                                        |                        |                                               |
|------------------------------------------------------------------------|------------------------|-----------------------------------------------|
| 2 b Details of encumbrances concerned to Legal                         | 14/03/2025<br>16:11:30 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Copy of Layout Approval (in case of layout)                          | 24/01/2025<br>15:10:40 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Building Plan Approval / NA Order for plotted development            | 24/01/2025<br>15:08:35 | <a href="#">View</a> <a href="#">Download</a> |
| 2 Building Plan Approval / NA Order for plotted development            | 24/01/2025<br>15:12:07 | <a href="#">View</a> <a href="#">Download</a> |
| 3 Building Plan Approval / NA Order for plotted development            | 24/01/2025<br>15:14:10 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Commencement Certificates / NA Order for plotted development         | 22/01/2025<br>11:37:04 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Declaration about Commencement Certificate                           | 14/03/2025<br>16:12:24 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Declaration in FORM B                                                | 25/02/2025<br>15:42:39 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Architect's Certificate of Percentage of Completion of Work (Form 1) | 27/03/2025<br>12:47:40 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Engineer's Certificate on Cost Incurred on Project (Form 2)          | 24/01/2025<br>14:58:54 | <a href="#">View</a> <a href="#">Download</a> |
| 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 for secured/unsecured finance availed for the project     | 14/03/2025<br>16:13:30 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Disclosure of sold/ booked inventory                                 |                        | NA                                            |
| 1 CERSAI details                                                       | 14/03/2025<br>16:14:11 | <a href="#">View</a> <a href="#">Download</a> |
| 1 CA Certificate on Project Cost & Fund withdrawal (Form 3)            | 27/03/2025<br>12:27:04 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Disclosure of Interest in Other Real Estate Organizations            | 22/01/2025<br>17:17:16 | <a href="#">View</a> <a href="#">Download</a> |
| 2 Disclosure of Interest in Other Real Estate Organizations            | 22/02/2025<br>12:51:24 | <a href="#">View</a> <a href="#">Download</a> |
| 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 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)            |                        | NA                                            |

|                                                                                                                |                        |                                               |
|----------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------|
| 1 Proforma of Agreement for sale                                                                               | 22/01/2025<br>16:56:45 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Proforma of Allotment letter                                                                                 | 22/01/2025<br>16:58:40 | <a href="#">View</a> <a href="#">Download</a> |
| 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 Declaration about all RERA Designated Bank Accounts (Format A)                                               | 27/03/2025<br>12:36:19 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Letter from the bank regarding the opening of RERA Designated Bank Accounts (Format B)                       | 21/03/2025<br>11:02:52 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Foreclosure of the Project                                                                                   |                        | NA                                            |
| 1 Deviation Report with respect to Allotment letter                                                            | 22/01/2025<br>17:27:25 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Deviation Report with respect to model copy of Agreement                                                     | 22/01/2025<br>17:27:41 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Home Buyer /Allottee Grievance Redressal Cell                                                                |                        | NA                                            |
| 1 Other – Legal                                                                                                | 24/01/2025<br>15:00:15 | <a href="#">View</a> <a href="#">Download</a> |
| 2 Other – Legal                                                                                                | 31/01/2025<br>17:41:36 | <a href="#">View</a> <a href="#">Download</a> |
| 3 Other – Legal                                                                                                | 31/01/2025<br>17:42:04 | <a href="#">View</a> <a href="#">Download</a> |
| 4 Other – Legal                                                                                                | 31/01/2025<br>17:42:46 | <a href="#">View</a> <a href="#">Download</a> |
| 5 Other – Legal                                                                                                | 31/01/2025<br>17:43:31 | <a href="#">View</a> <a href="#">Download</a> |
| 6 Other – Legal                                                                                                | 31/01/2025<br>17:45:24 | <a href="#">View</a> <a href="#">Download</a> |
| 7 Other – Legal                                                                                                | 31/01/2025<br>17:45:53 | <a href="#">View</a> <a href="#">Download</a> |
| 1 Other – Finance                                                                                              |                        | NA                                            |
| 1 Other – Technical                                                                                            | 04/02/2025<br>09:55:13 | <a href="#">View</a> <a href="#">Download</a> |
| 2 Other – Technical                                                                                            | 11/02/2025<br>14:53:26 | <a href="#">View</a> <a href="#">Download</a> |

## Cost Details

| Sr. No |   | Particular                                                                               | Estimated Amount<br>(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 | 29086980                     | 29086980               |
|        | b | Amount of Premium payable to obtain development                                          | 0                            | 0                      |

|   |   |     |                                                                                                                                                                                                                                                                                                                                                                                                                          |           |          |
|---|---|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|
|   |   |     | rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority                                                                                                                                                                                                                                                                        |           |          |
|   | 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 authorities                                                                                                                                                                                                                                                                                                        | 0         | 0        |
|   | f | i   | Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer<br>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 |   |     | <b>Development Cost/ Cost of Construction</b>                                                                                                                                                                                                                                                                                                                                                                            |           |          |
|   | a | i   | Estimated Cost of Construction as certified by Engineer                                                                                                                                                                                                                                                                                                                                                                  | 171680000 | 36132637 |
|   |   | ii  | Actual Cost of construction incurred as per the books of accounts as verified by the CA.<br>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. | 12876000  | 0        |
|   | b |     | Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority                                                                                                                                                                                                                                                                                                                                 | 8584000   | 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 |   |     | <b>Total Estimated Cost of the Real Estate Project</b>                                                                                                                                                                                                                                                                                                                                                                   | 222226980 | 65219617 |