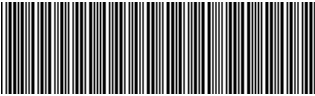


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100167609



Payment Date 25/01/2025

Enforce Penalty Status Penalty Paid Amt Rs: 6637.60 - Payment Date : 13 Sep 2025

System Generated Penalty Status Payment Paid Amt : 6720.60 - Payment Date : Sep 13 2025 1:13PM

Total Amount Paid by User 27791.10

Organization

Name	Regency Aawishkar Sarsan Developers LLP	PAN Number	xxxxxx876G
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	1st Floor	Building Name	Regency House
Street Name	Opp. Vishnu Darshan Apartment	Locality	Aman Talkies Road
Land mark	Opp. Vishnu Darshan Apartment	State/UT	MAHARASHTRA
Division	Konkan	District	Thane
Taluka	Ulhasnagar	Village	Ulhasnagar (M Corp.)
Pin Code	421002		

Organization Contact Details

Name of Contact Person	Sanjay Boob	Designation of Contact Person	Partner
Office Number	02512560003		
Fax Number		Email ID	regencynirman9@gmail.com
Secondary Mobile Number	9822058202		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
REGENCY NIRMAN LIMITED REGENCY NIRMAN LIMITED	Partner	xxxxxxxx058B	View Details

SANJAY BALKRISHNA BOOB	Partner	xxxxxxx196K	View Details
AMIN AMIRALI SOMJEE	Partner	xxxxxxx068A	View Details
RAHUL VILAS NAHATA	Partner	xxxxxxx930M	View Details
SARSAN DEVELOPERS PRIVATE LIMITED SARSAN DEVELOPERS PRIVATE LIMITED	Partner	xxxxxxx065R	View Details
RAMKISHORE SATYANARAYAN KHAIRARI	Authorized Signatory	xxxxxxx279N	View Details
PANKAJ DINESH PASSORIA	Partner	xxxxxxx852H	View Details
Kamal Vijaykumar Tulsian	Partner	xxxxxxx902E	View Details
Ramesh Samrathmal Oswal	Partner	xxxxxxx482D	View Details

Project

Project Name (Mention as per Sanctioned Plan)	REGENCY ASTRA PHASE IV	Project Status	New Project
Proposed Date of Completion	31/03/2027		
Litigations related to the project ?	Yes	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.	S. NO. 53 HISSA NO. 1 (P)+2+3(P)+4+8, S. NO. 54 HISSA NO. 8 (P)+9+10+11	Boundaries East	SURVEY NO 53 P
Boundaries West	SURVEY NO 55 P AND SURVEY NO 54 P	Boundaries North	SURVEY NO 54 P
Boundaries South	15 MTR WIDE ROAD AND 9 MTR WIDE INTERNAL ROAD	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Baner
Street	Baner	Locality	Pune
Pin Code	411045	Total Plot/Project area (sqmts)	2655.21
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	304.4		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	4885.13	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned)	5232.8
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(As soon as approved, should
be immediately updated in
Approved FSI)

Permissible Total FSI of Plot
(Permissible Built-up Area)

10117.93

Details of RERA Designated Separate Bank Account

Bank Name	SARASWAT CO OPERATIVE BANK LTD	Bank A/c Number	610000000049684
IFSC Code	SRCB0000345	Branch Name	ULHASNAGAR
Bank Address	GROUND FLOOR, REGENCY HOUSE, OPP VISHNU DARSHAN APARTMENT, AMAN TALKIES ROAD ULHASNAGAR - 2		

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	72	0	0
Covered Parking (In Numbers)	0	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	-
Water Conservation, Rain water Harvesting :	YES	0	-
Energy management :	YES	0	-
Fire Protection And Fire Safety Requirements :	YES	0	-
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	-
Aggregate area of recreational Open Space :	YES	0	-
Open Parking :	NO	0	NA
Water Supply :	YES	0	-
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	50	-
Storm Water Drains :	YES	0	-
Landscaping & Tree Planting :	YES	0	-
Street Lighting :	YES	0	-
Community Buildings :	YES	0	-
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	-
Solid Waste Management And Disposal :	YES	0	-

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-	Number of Closed Parking
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Litigations Details

Project Name	Court Name	Case Number	Case Type	Preventive/Injunction/Interim Order is Passed?	Petition Name	Other Petition Details	Year	Present Status	Documents
REGENCY ASTRA PHASE IV	CIVIL JUDGE SENIOR DIVISION PUNE	RCS 2132/2023	Civil	No	Suit	NA	2023	CASE FILED BY PLAINTIFF REJECTED BY CIVIL JUDGE SENIOR DIVISION PUNE NO ADVERSE EFFECT ON PROMOTER	NA
REGENCY ASTRA PHASE IV	DISTRICT COURT PUNE	APPEAL BEARING NO 272 OF 2024	Civil	No	Appeal	NA	2024	PENDING FOR HEARING	NA
REGENCY ASTRA PHASE IV	CIVIL JUDGE SENIOR DIVISION PUNE	RCS 1112/2022	Civil	No	Suit	NA	2022	PENDING FOR SAY OF APPLICANT	NA

Document Name	Uploaded DateTime	Uploaded Document
1 PAN Card	22/01/2025 11:46:42	View Download
1 Copy of the legal title report	15/07/2025 13:24:15	View Download
2 Copy of the legal title report	15/07/2025 13:24:28	View Download
3 Copy of the legal title report	15/07/2025 13:24:35	View Download
4 Copy of the legal title report	15/07/2025 13:24:42	View Download
1 a Details of encumbrances concerned to Finance	17/02/2025 18:15:35	View Download
2 a Details of encumbrances concerned to Finance	17/02/2025 18:36:56	View Download
1 b Details of encumbrances concerned to Legal	17/02/2025 18:15:35	View Download
2 b Details of encumbrances concerned to Legal	17/02/2025 18:36:56	View Download
1 Copy of Layout Approval (in case of layout)	13/10/2025 18:16:12	View Download
1 Building Plan Approval / NA Order for plotted development	22/01/2025 13:36:41	View Download
2 Building Plan Approval / NA Order for plotted development	22/01/2025 13:36:50	View Download
3 Building Plan Approval / NA Order for plotted development	22/01/2025 13:37:00	View Download

4 Building Plan Approval / NA Order for plotted development	22/01/2025 13:37:09	View Download
5 Building Plan Approval / NA Order for plotted development	29/05/2025 14:18:16	View Download
6 Building Plan Approval / NA Order for plotted development	29/05/2025 14:18:26	View Download
7 Building Plan Approval / NA Order for plotted development	29/05/2025 14:18:38	View Download
8 Building Plan Approval / NA Order for plotted development	29/05/2025 14:18:48	View Download
9 Building Plan Approval / NA Order for plotted development	29/05/2025 14:18:59	View Download
1 Commencement Certificates / NA Order for plotted development	15/07/2025 13:47:11	View Download
2 Commencement Certificates / NA Order for plotted development	15/07/2025 13:46:06	View Download
3 Commencement Certificates / NA Order for plotted development	03/10/2025 12:20:33	View Download
1 Declaration about Commencement Certificate	30/08/2025 14:32:58	View Download
2 Declaration about Commencement Certificate	03/10/2025 12:21:21	View Download
1 Declaration in FORM B	17/02/2025 18:42:32	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	25/01/2025 17:46:01	View Download
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	24/01/2025 19:36:55	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 Disclosure for secured/unsecured finance availed for the project	25/01/2025 17:42:58	View Download
1 Disclosure of sold/ booked inventory		NA
1 CERSAI details	17/02/2025 18:37:38	View Download
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	15/07/2025 13:39:20	View Download
1 Disclosure of Interest in Other Real Estate Organizations	24/01/2025 19:28:02	View Download
2 Disclosure of Interest in Other Real Estate Organizations	24/01/2025 19:28:12	View Download
3 Disclosure of Interest in Other Real Estate Organizations	24/01/2025 19:28:24	View Download
4 Disclosure of Interest in Other Real Estate Organizations	24/01/2025 19:28:36	View Download

5 Disclosure of Interest in Other Real Estate Organizations	24/01/2025 19:28:46	View Download
6 Disclosure of Interest in Other Real Estate Organizations	24/01/2025 19:28:57	View Download
7 Disclosure of Interest in Other Real Estate Organizations	24/01/2025 19:29:07	View Download
8 Disclosure of Interest in Other Real Estate Organizations	24/01/2025 19:29:27	View Download
9 Disclosure of Interest in Other Real Estate Organizations	25/01/2025 17:44:02	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 2023-24)		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 Proforma of Agreement for sale	15/07/2025 13:31:12	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2024-25)		NA
1 Proforma of Allotment letter	29/05/2025 14:05:52	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 Declaration about all RERA Designated Bank Accounts (Format A)	24/01/2025 19:38:31	View Download
1 Letter from the bank regarding the opening of RERA Designated Bank Accounts (Format B)	29/05/2025 14:13:16	View Download
1 Foreclosure of the Project		NA
1 Deviation Report with respect to Allotment letter	17/02/2025 18:17:41	View Download
1 Deviation Report with respect to model copy of Agreement	15/07/2025 18:44:30	View Download
1 Home Buyer /Allottee Grievance Redressal Cell		NA
1 Other – Legal	17/02/2025 18:29:40	View Download
2 Other – Legal	17/02/2025 18:29:49	View Download
3 Other – Legal	17/02/2025 18:29:58	View Download

4 Other – Legal	17/02/2025 18:30:06	View Download
5 Other – Legal	17/02/2025 18:30:53	View Download
6 Other – Legal	17/02/2025 18:31:04	View Download
7 Other – Legal	17/02/2025 18:31:12	View Download
8 Other – Legal	17/02/2025 18:31:20	View Download
9 Other – Legal	17/02/2025 18:31:28	View Download
10 Other – Legal	17/02/2025 18:31:37	View Download
11 Other – Legal	17/02/2025 18:31:46	View Download
12 Other – Legal	17/02/2025 18:31:55	View Download
13 Other – Legal	17/02/2025 18:32:02	View Download
14 Other – Legal	17/02/2025 18:32:11	View Download
15 Other – Legal	17/02/2025 18:32:59	View Download
16 Other – Legal	17/02/2025 18:33:07	View Download
17 Other – Legal	17/02/2025 18:33:14	View Download
18 Other – Legal	17/02/2025 18:33:21	View Download
19 Other – Legal	17/02/2025 18:33:39	View Download
20 Other – Legal	15/07/2025 14:08:36	View Download
21 Other – Legal	15/07/2025 13:57:06	View Download
22 Other – Legal	15/07/2025 13:57:21	View Download
23 Other – Legal	15/07/2025 14:00:04	View Download
24 Other – Legal	15/07/2025 14:00:17	View Download
25 Other – Legal	15/07/2025 14:00:25	View Download
1 Other – Finance	30/08/2025 16:24:46	View Download
1 Other – Technical	17/02/2025 18:43:23	View Download
1 Reply to Removal Notice		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	70412253	70412253
	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)	51551327	51551327
	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	4267038	4267038
	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	220000000	67881830
	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.	20000000	9587267
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	20193312	20193312
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for	0	0

			construction		
3			Total Estimated Cost of the Real Estate Project	386423930	223893027