MahaRERA Application

General Information

Information Type Other Than Individual

Organization

Name

Pune Projects LLP

Organization Type

Partnership Description For Other Type Organization NA

Do you have any Past Experience ? Yes

Address Details

Block Number

41 Ground Floor **Building Name** Florida Estates

Street Name Manjari Road **Locality** Keshavnagar

Land mark NA State/UT

MAHARASHTRA

Division

Pune **District** Pune

Taluka Pune City Village Pune (M Corp.)

Pin Code 411036

Organization Contact Details

Office Number 08043439793

Website URL

Past Experience Details

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completio
1	Purva Westend	Residential	NA	31900	Service Road Kudlu Gate Garebhavipalya Hosur Main Road Bangalore 560068	55/5 and 55/7	5	815	2018-12-31	2018-12-28

Member Information

Member Name	Designation	Photo
Ashish Puravankara	Partner	• View Photo

Project

Project Name (Mention as per Sanctioned Plan) Emerald Bay Building 11 **Project Status** New Project

Proposed Date of Completion 30/06/2025

Litigations related to the project ? Yes 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.

Sy No 9 to 14 **Boundaries East** Other Buildings of Larger Project

Boundaries West Road **Boundaries North** Other Buildings of Larger Project

Boundaries South Land in Sy No 9 to 14

State/UT MAHARASHTRA

Division Pune District

Pune

Taluka Haveli Village Mundhawa

Street NA

Locality NA

Pin Code 411036 Total Plot/Project area (sqmts) 703

Total Number of Proposed Building/Wings (In the Layout/Plot)

1

1

Number of Sanctioned Building out of Above Proposed Count Applied for this Registration

Proposed But Not Sanctioned Buildings Count

0

Total Recreational Open Space as Per Sanctioned Plan

0

FSI Details

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

12127

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) 12127.00

Details of RERA Designated Separate Bank Account

Bank Name

IndusInd Bank

IFSC Code

INDB000008

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name		Promoter(Land Owner/ Investor) TypeType of Agreem Arrangement		nent/	t/ VIEW	
Emerald Bay Building 11	Oxford Shelters Private Limited	Compan	У	Revenue Share		View Details	Active
		Sr No.	Document Name	2	View	·	
		1	Upload Agreeme	ent / MoU Copy	 View 	La Download	
		2	Upload Agreeme	ent / MoU Copy	 View 	La Download	
		3	Declaration in Fo	orm B	NA		
Project Name	Promoter Name	Promote Investor)	r(Land Owner/) Type	Type of Agreen Arrangement	nent/	VIEW	Statu
Emerald Bay Building 11	Hritik Technologies and Realty Private Limited	Compan	У	Revenue Share		View Details	Activ
		Sr No.	Document Name	2	View	·	
		1	Upload Agreeme	ent / MoU Copy	View	La Download	
		2	Upload Agreeme	ent / MoU Copy	 View 	La Download	
		3	Declaration in Fo	orm B	NA		

Project Details

8/8/24, 11:21 PM

Maharashtra Real Estate Regulatory Authority

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	92	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	20	As per sanction and project requirements
Water Conservation, Rain water Harvesting :	YES	10	As per sanction and municipal approvals
Energy management :	YES	0	As per sanction and project requirements
Fire Protection And Fire Safety Requirements :	YES	10	As per approvals and NOC's
Electrical Meter Room, Sub-Station, Receiving Station :	YES	10	As per sanction and municipal approvals
Aggregate area of recreational Open Space :	YES	0	As per sanction and municipal approvals
Open Parking :	YES	0	As per sanction plan and parking plan
Water Supply :	YES	10	As per sanction and municipal approvals
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	95	As per sanction and municipal approvals
Storm Water Drains :	YES	25	As per sanction and municipal approvals
Landscaping & Tree Planting :	YES	0	As per architect's design
Street Lighting :	YES	0	As per sanction and project requirements
Community Buildings :	YES	100	Clubhouse and amenities as part of larger project
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	As per approvals and NOC's
Solid Waste Management And Disposal :	YES	0	As per sanction and municipal approvals

Building Details

Sr.No.	Project Name	Name (A mention identific building, as per a plan)	ation of /wing/other	Propose Date of Comple		Number of Basement's	Numbe of Plinth	r Number of Podium's	Number of Sanctioned Floors		Total no. of open Parking as per Sanctioned Plan (4- wheeler+2- Wheeler)	Number of Closed Parking
1	Emerald Bay Building 11	Building	11	31/12/20	027	0	1	3	29	0	20	0
		Sr.No.	Apartment	Туре	Carpe	et Area (in Sqi	mts)	Number of A	oartment	Number of	Booked Apar	tment
		1	2ВНК	(69			5		2		
		2	2ВНК	53				56		24		
		3	ЗВНК	2	84			51		15		

Sr.No.	Tasks / Activity	Percentage of Wor
1	Excavation	100
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	100
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.	20
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
VDSR & CO LLP	NA	Chartered Accountant
JW Consultants LLP	NA	Engineer
Abhijit Konde	NA	Architect

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
Emerald Bay Building 11	Civil Court	2033	Civil	No	Suit	NA	2011	Pending for Evidence	NA
Emerald Bay Building 11	Civil Court	1670	Civil	No	Suit	NA	2013	Pending for Issues	NA
Emerald Bay Building 11	Civil Court	1268	Civil	No	Suit	NA	2016	Pending for Summons	NA
Emerald Bay Building 11	Civil Court	1263	Civil	No	Suit	NA	2006	Pending for Evidence	NA
Emerald Bay Building 11	Civil Court	125	Civil	No	Suit	NA	2019	Pending Arguments on Exhibit	NA

Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	👁 View 🛓 Download
1 Details of encumbrances	💿 View 🛓 Download
2 Details of encumbrances	💿 View 🛓 Download
3 Details of encumbrances	👁 View 🛓 Download
1 b Details of encumbrances concerned to Legal	Not Uploaded
1 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
3 Commencement Certificates / NA Order for plotted development	View Lownload
4 Commencement Certificates / NA Order for plotted development	👁 View 🛓 Download
1 Declaration about Commencement Certificate	Not Uploaded
1 Declaration in FORM B	View Lownload
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	👁 View 🛓 Download
2 Architect's Certificate of Percentage of Completion of Work (Form 1)	👁 View 🛓 Download
3 Architect's Certificate of Percentage of Completion of Work (Form 1)	👁 View 🛓 Download
4 Architect's Certificate of Percentage of Completion of Work (Form 1)	👁 View 🛓 Download
5 Architect's Certificate of Percentage of Completion of Work (Form 1)	👁 View 🛓 Download
6 Architect's Certificate of Percentage of Completion of Work (Form 1)	👁 View 🛓 Download
7 Architect's Certificate of Percentage of Completion of Work (Form 1)	👁 View 🛓 Download
8 Architect's Certificate of Percentage of Completion of Work (Form 1)	View Lownload
9 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
2 Engineer's Certificate on Cost Incurred on Project (Form 2)	💿 View 🛓 Download
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	View Lownload
1 Engineers Certificate on Quality Assurance (Form 2A FY 2023-24)	♥ View
1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	Not Uploaded
1 Disclosure of Interest in Other Real Estate Organizations	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	Not Uploaded

1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	● View
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	View Download
1 Proforma of Agreement for sale	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)	Not Uploaded
1 Proforma of Allotment letter	View Lownload
2 Proforma of Allotment letter	● View
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	Not Uploaded
1 Status of Formation of Legal Entity (Society/Co Op etc.)	Not Uploaded
1 Status of Conveyance	Not Uploaded
1 Foreclosure of the Project	Not Uploaded
1 Deviation Report with respect to Allotment letter	Not Uploaded
1 Deviation Report with respect to model copy of Agreement	Not Uploaded
1 Other – Legal	Not Uploaded
1 Other – Finance	👁 View 🛓 Download
2 Other – Finance	♥ View ▲ Download
1 Other – Technical	Not Uploaded