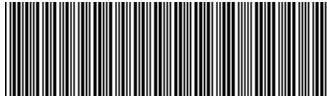


TelanganaRERA Application

General Information

Information Type Other Than Individual

Application No. REA02400013033



Payment Date 24/10/2019

Total Amount Paid by User 4626.50

Registration Fee Paid by User 3741.50

System Generated Penalty Amount Paid by User 0

Enforce Penalty Amount Paid by User 0



Promoter Information - Organization

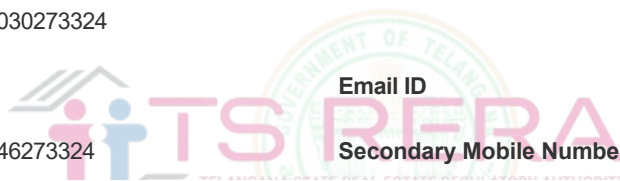
Name	NMR PROJECTS	PAN Number	AAJFN1858L
Organization Type	Partnership	Description For Other Type Organization	
Do you have any Past Experience ?	No	Any criminal or police case/ cases pending ?	No
Do you have any registration in other States and Union Territories ?	No	GST Number	36AAJFN1858L1ZS

Address Details

House No/Sy. No/Block No/Plot No	FLAT NO 102	Building Name	NMR'S APRICOT
Street Name	NEAR AWARE GLOBAL HOSPITAL	Locality	SAROORNAGAR
Land mark	SAROORNAGAR	State	Telangana
District	Hyderabad	Mandal	
Village/City/Town		Pin Code	500035

Organization Contact Details

Name of Contact Person	VENUGOPAL NAVABOTHU	Designation of Contact Person	PARTNER
Office Number	09030273324		
Fax Number		Email ID	nmrprojects13@gmail.com
Mobile Number	9246273324	Secondary Mobile Number	9030273324



Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
VENUGOPAL NAVABOTHU	Authorized Signatory	6HeUA5J3cWoINiyLD491Lw==	View Details
VENUGOPAL NAVABOTHU	Partner	6HeUA5J3cWoINiyLD491Lw==	View Details
DHANA LAXMI MANCHUKONDA	Partner	sb17XYIo6YSAVrHFotfBAQ==	View Details
INDIRA N	Partner	g+q5bEo+e+QndTAqiN33DQ==	View Details
SIDDIRAMULU NAVABOTHU	Partner	b77N9KHOC/+CqCJpRK7wLA==	View Details
SRINIVASULU MANCHUKONDA	Partner	eXEhpe5oK8CakLbL1Szq5g==	View Details
SUPRIYA NAVABOTHU	Partner	1AJLgm/gPayTxxoPCFclAg==	View Details

Project Information

Authority Name	HMDA	Plan Approval Number	
Project Name	NMR AASHRITH	Project Status	New Project
Approved Date	27/07/2019		
Proposed Date of Completion	31/12/2021		
Litigations related to the project ?	No	Project Type	Residential
Are there any Promoter(Land Owner/ Investor) (as defined by Telangana RERA Order) in the project ?	Yes		

Land Details

Sy.No/TS No.	SY NO 270	Plot No./House No.	
Total Area(In sqmts)	748.30	Area affected in Road widening/FTL of Tanks/Nala Widening(In sqmts)	0
Net Area(In sqmts)	748.30	Total Building Units (as per approved plan)	1
Proposed Building Units(as per agreement)	1		
Boundaries East	30 FT WIDE EXISTING ROAD	Boundaries West	LAND IN SY NO 270 PART BELONGS TO SRIAVENKATESHWAR
Boundaries North	30 FT WIDE EXISTING ROAD	Boundaries South	OPEN PLOT IN SY NO 270

Built-Up Area Details

Address Details

State	Telangana	District	Ranga Reddy
Mandal	Abdullapurmet	Village/City/Town	THURKAEMJAL
Street	ABDULLAPURMET	Locality	THURKAEMJAL
Pin Code	501510		

Bank Details

Bank Name	THE KARUR VYSYA BANK LIMITED	Bank A/c Number	147613500008222
IFSC Code	KVBL0001476	Branch Name	HIMAYAT NAGAR
Bank Address	D NO 3-5-927 OPP CHAITANYA COLLEGE MAIN ROAD HIMAYAT NAGAR HYDERABAD TELAGANA 500001		

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW																		
NMR AASHRITH	GHANTA NAVEEN CHAND	Individual	AreaShare	View Details																		
		<table><tr><th>Sr No.</th><th>Document Name</th><th>View</th></tr><tr><td>1</td><td>Upload Agreement / MoU Copy</td><td>View</td></tr><tr><td>2</td><td>Upload Agreement / MoU Copy</td><td>View</td></tr><tr><td>3</td><td>Upload Agreement / MoU Copy</td><td>View</td></tr><tr><td>4</td><td>Upload Agreement / MoU Copy</td><td>View</td></tr><tr><td>5</td><td>Declaration in FORM B</td><td>NA</td></tr></table>			Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	View	2	Upload Agreement / MoU Copy	View	3	Upload Agreement / MoU Copy	View	4	Upload Agreement / MoU Copy	View	5	Declaration in FORM B	NA
		Sr No.	Document Name	View																		
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		2	Upload Agreement / MoU Copy	View																		
		3	Upload Agreement / MoU Copy	View																		
		4	Upload Agreement / MoU Copy	View																		
		5	Declaration in FORM B	NA																		
Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW																		
NMR AASHRITH	TAKELLAPATI ANUSHA	Individual	AreaShare	View Details																		
		<table><tr><th>Sr No.</th><th>Document Name</th><th>View</th></tr><tr><td>1</td><td>Upload Agreement / MoU Copy</td><td>View</td></tr><tr><td>2</td><td>Upload Agreement / MoU Copy</td><td>View</td></tr><tr><td>3</td><td>Upload Agreement / MoU Copy</td><td>View</td></tr><tr><td>4</td><td>Upload Agreement / MoU Copy</td><td>View</td></tr><tr><td>5</td><td>Declaration in FORM B</td><td>NA</td></tr></table>			Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	View	2	Upload Agreement / MoU Copy	View	3	Upload Agreement / MoU Copy	View	4	Upload Agreement / MoU Copy	View	5	Declaration in FORM B	NA
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		4	Upload Agreement / MoU Copy	View																		
		5	Declaration in FORM B	NA																		

Project Details

Name	Proposed	Booked	WorkDone(In %)
Open Parking (In sqmts)	0	0	0
Covered Parking (In Numbers)	15	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Supply :	YES	0	0
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	NO STP
Storm Water Drains :	NO	0	NA
Green Strip/TOT LOT/Park :	YES	0	TOT LOT
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	ONLY RAIN WATER HARVESTING
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	NO	0	NA
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	TRANSFORMER AND METER BOX
Aggregate area of recreational Open Space :	NO	0	NA

Building Details

Sr.No.	Project Name	Name	Proposed Date of Completion (As approved by Competent Authority)	Number of Basement's	Number of Plinth	Number of Podium's	Number of Slab of Super Structure	Number of Stilts	Number of Open Parking	Total Parking Area (In sqmts)
1	NMR AASHRITH	NMR AASHRITH	31/12/2021 00:00:00	0	1	0	6	1		367
		Sr.No.	Floor ID	Mortgage Area	Apartment Type	Saleable Area (in Sqmts)	Number of Apartment	Number of Booked Apartment		
		1	1	False	3 BHK	116.12	1	0		
		2	1	False	3 BHK	133.77	1	0		
		3	1	False	3 BHK	106.83	1	0		
		4	2	True	3 BHK	106.83	1	0		
		5	2	True	3 BHK	116.12	1	0		
		6	2	False	3 BHK	133.77	1	1		
		7	3	False	3 BHK	133.77	1	0		
		8	3	False	3 BHK	106.83	1	1		

9	3	False	3 BHK	116.12	1	1
10	4	False	3 BHK	116.12	1	0
11	4	False	3 BHK	133.77	1	1
12	4	False	3 BHK	106.83	1	1
13	5	False	3 BHK	133.77	1	0
14	5	False	3 BHK	106.83	1	1
15	5	False	3 BHK	116.12	1	1

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	100
4	Stilt Floor	100
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	50
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	25
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	85
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	TelanganaRERA Certificate No.	Aadhaar Number	Professional Type	Contact	Address
B Y JAGAN MOHAN RAO	NA	976252945495	Architect	9849038069	8-2-310/B/B, 2ND FLOOR, RD NO. 14,BANJARA HILLS,HYDERABAD-500034
B Y JAGAN MOHAN RAO	NA	976252945495	Structural Engineer	9849038069	8-2-310/B/B, 2ND FLOOR, RD NO. 14,BANJARA HILLS,HYDERABAD-500034

No Records Found

Document Name	Uploaded Document	Comment
PAN Card	View	Appropriate
Copy of the legal title report	View	Appropriate
Land Title Search Report from an advocate having experience of at least 10 years	NA	

Details of encumbrances	View	Appropriate
Details of encumbrances	View	
Copy of Approval Layout Plan	View	Appropriate
Proforma of the allotment letter and agreement for sale	View	Appropriate
Declaration in FORM B	View	Appropriate
Certificates of Architect (Form 1)(Mandatory for only ongoing project)	View	
Certificates of Architect (Form 4)	NA	
Certificates of CA (Form 3)	View	Appropriate
Certificates of CA (Form 3)	View	
Annual/ Audit report for the immediate preceding three financial years	View	Appropriate
Annual/ Audit report for the immediate preceding three financial years	View	Appropriate
Annual/ Audit report for the immediate preceding three financial years	View	Appropriate
Certificates of CA (Form 5)	NA	
Certificates of Engineer (Form 2)(Mandatory for only ongoing project)	View	
Commencement Certificate/Copy of Building Permit/Proceedings	View	Appropriate
Copy of Sanctioned Building Plan	View	Appropriate
Other	View	Appropriate
Other	View	Appropriate
Other	View	Appropriate
Other	View	Appropriate
GST Certificate / Details	View	Appropriate
Other	View	
Other	View	
Status of Formation of Legal Entity (Society/Co Op etc.)	NA	
Status of Conveyance	NA	
Copy of Proceeding Building Permission	View	
Type Design of Sewerage Treatment plan (STP)	NA	
Copy of Company/Firm/Society/Trust/Proprietary Registration Certificate	View	Appropriate
Copy of Board Resolution for appointment of Authorized Signatory in case of other than individual	View	Appropriate

Cost Details

Sr. No		Particular	Estimated Amount (In Crores)	Actual Amount (In Crores)
1		Land Cost :		
	a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or	5000000.00	750000.00

			payable on Land Cost and legal cost		
	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	0.00	0.00
	c		Acquisition cost of TDR (if any)	0.00	0.00
	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	2000000.00	2217551.00
	e		Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0.00	0.00
	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	0.00	0.00
		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	0.00	0.00
		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	0.00	0.00
2			Development Cost/ Cost of Construction		
	a	i	Estimated Cost of Construction as certified by Engineer	34560000.00	20276821.00
		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	On-site 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 directly incurred to complete the construction of the entire phase of the project registered.	17513725.00	9867862.00
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	392970.00	107750.00
	c		Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	2525750.00	1186789.00
3			Total Estimated Cost of the Real Estate Project	61992445.00	34406773.00

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1.
 - That I / promoter have / has a legal title Report to the land on which the development of the project is proposed
OR
 - have/has a legal title Report to the land on which the development of the proposed project is to be carried out
AND
 - a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2.
 - That the project land is free from all encumbrances.
OR
 - That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project;
4.
 - **(a) For new projects :**
That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
 - **(b) For ongoing project on the date of commencement of the Act :**
(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR
(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Telangana Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules,2017.
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant, in practice, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

