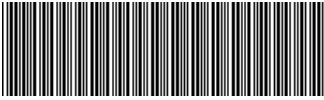


TelanganaRERA Application

General Information

Information Type Other Than Individual

Application No. REA02200000281



Payment Date 26/11/2018

Total Amount Paid by User 84854.50

Organization

Name	KETRISH DEVELOPER	PAN Number	AARFK4129P
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		

Address Details

Block Number	13-10-95/205 Flat No.205	Building Name	Vaishnavi Infra Con
Street Name	New Gaddiannaram	Locality	Saidabad
Land mark	2nd Floor	State	Telangana
District	Hyderabad	Mandal	Saidabad
Village/City/Town		Pin Code	500060

Organization Contact Details

Name of Contact Person	Prabhakar Pabandhi	Designation of Contact Person	Managing Partner
Office Number	04023459876		
Fax Number		Email ID	prabhaker21@gmail.com
Mobile Number	9246926868	Secondary Mobile Number	9515125129
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
Saaritha Pabandhi	Partner	CKOPP4634H	View Details

Project Information

Authority Name	GHMC	Plan Approval Number	1/C3/05582/2018
Project Name	LAND MARK	Project Status	On-Going Project
Proposed Date of Completion	30/06/2020	Revised Proposed Date of Completion	30/06/2020
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 ?	No		

Land Details

Sy.No/TS No.	62	Plot No./House No.	open plot
Total Area(In sqmts)	8396.95	Area affected in Road widening/FTL of Tanks/Nala Widening(In sqmts)	368.76
Net Area(In sqmts)	8028.19	Total Building Units (as per approved plan)	4
Proposed Building Units(as per agreement)	4		
Boundaries East	Remaining extent of land belongs to vendor	Boundaries West	proposed 100ft wide road in syno 58
Boundaries North	Remaining extent of land belongs to vendor	Boundaries South	40 ft wide road

Built-Up Area Details

Approved Built up Area (In Sqmts)	20768.54	Mortgage Area (In Sqmts)	2105.54
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Address Details

State	Telangana	District	Medchal-Malkajgiri
Mandal	Uppal	Village/City/Town	
Street	Fathullaguda	Locality	Indraprastha colony
Pin Code	500068		

Bank Details

Bank Name	ICICI BANK LTD	Bank A/c Number	388605000493
IFSC Code	ICIC0003886	Branch Name	NAGOLE
Bank Address	PLOT No 3B and 4 New Nagole, Beside Raghavendra Hotel, Nagole, Hyderabad		

Project Details

			Bedroom			
8	2	True	Double Bedroom	117.52	1	0
9	2	True	Triple Bedroom	153.29	1	0
10	2	False	Triple Bedroom	153.29	1	0
11	2	False	Triple Bedroom	150.50	1	1
12	2	True	Triple Bedroom	146.78	1	0
13	3	False	Double Bedroom	114.27	4	0
14	3	False	Double Bedroom	117.52	1	0
15	3	False	Triple Bedroom	153.29	2	0
16	3	False	Triple Bedroom	146.78	1	0
17	3	False	Triple Bedroom	150.50	1	0
18	4	False	Double Bedroom	114.27	4	0
19	4	False	Double Bedroom	117.52	1	1
20	4	False	Triple Bedroom	153.29	2	0
21	4	False	Triple Bedroom	146.78	1	0
22	4	False	Triple Bedroom	150.50	1	0
23	5	False	Double Bedroom	114.27	4	0
24	5	False	Double Bedroom	117.52	1	0
25	5	False	Triple Bedroom	153.29	2	0
26	5	False	Triple Bedroom	146.78	1	0
27	5	False	Triple Bedroom	150.50	1	0
28	6	False	Double Bedroom	114.27	4	0
29	6	False	Double Bedroom	117.52	1	0
30	6	False	Triple Bedroom	153.29	2	0
31	6	False	Triple Bedroom	146.78	1	0

32	6	False	Triple Bedroom	150.50	1	0
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Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	12
3	X number of Podiums	12
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.	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

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)
2	LAND MARK	BLOCK-B	30/06/2020 00:00:00	0	0	1	6	0		0

Sr.No.	Floor ID	Mortgage Area	Apartment Type	Saleable Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1	False	Double Bedroom	119.84	1	0
2	1	False	Double Bedroom	114.27	1	0
3	1	False	Double Bedroom	115.20	1	0
4	1	False	Double Bedroom	114.73	1	0
5	1	False	Double Bedroom	118.45	2	0
6	1	False	Triple Bedroom	156.54	1	0
7	1	False	Triple Bedroom	154.21	1	0
8	2	True	Double Bedroom	119.84	1	0

9	2	True	Double Bedroom	118.45	2	0
10	2	False	Double Bedroom	115.20	1	0
11	2	True	Double Bedroom	114.27	1	0
12	2	False	Double Bedroom	115.20	1	1
13	2	False	Double Bedroom	114.73	1	0
14	2	True	Triple Bedroom	156.54	1	0
15	2	True	Triple Bedroom	154.21	1	0
16	2	True	Triple Bedroom	155.14	1	0
17	3	False	Double Bedroom	119.84	1	0
18	3	False	Double Bedroom	114.27	1	0
19	3	False	Double Bedroom	115.20	1	0
20	3	False	Double Bedroom	114.73	1	0
21	3	False	Double Bedroom	118.45	2	1
22	3	False	Triple Bedroom	156.54	1	0
23	3	False	Triple Bedroom	154.21	2	0
24	3	False	Triple Bedroom	155.14	1	1
25	4	False	Double Bedroom	119.84	1	0
26	4	False	Double Bedroom	114.27	1	0
27	4	False	Double Bedroom	115.20	1	0
28	4	False	Double Bedroom	114.73	1	0
29	4	False	Double Bedroom	118.45	2	0
30	4	False	Triple Bedroom	156.54	1	0
31	4	False	Triple Bedroom	154.21	2	0
32	4	False	Triple Bedroom	155.14	1	0

33	5	False	Double Bedroom	119.84	1	0
34	5	False	Double Bedroom	114.27	1	0
35	5	False	Double Bedroom	115.20	1	0
36	5	False	Double Bedroom	114.73	1	0
37	5	False	Double Bedroom	118.45	2	1
38	5	False	Triple Bedroom	156.54	1	0
39	5	False	Triple Bedroom	154.21	2	0
40	5	False	Triple Bedroom	155.14	1	1
41	6	False	Double Bedroom	119.84	1	0
42	6	False	Double Bedroom	114.27	1	0
43	6	False	Double Bedroom	115.20	1	0
44	6	False	Double Bedroom	114.73	1	0
45	6	False	Double Bedroom	118.45	2	0
46	6	False	Triple Bedroom	156.54	1	0
47	6	False	Triple Bedroom	154.21	2	0
48	6	False	Triple Bedroom	155.14	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	12
3	X number of Podiums	0
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.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0

			Bedroom			
19	3	False	Triple Bedroom	150.50	1	1
20	3	False	Triple Bedroom	151.90	1	0
21	4	False	Double Bedroom	113.34	1	0
22	4	False	Double Bedroom	114.27	4	1
23	4	False	Double Bedroom	116.59	1	0
24	4	False	Double Bedroom	115.19	1	0
25	4	False	Triple Bedroom	149.57	1	0
26	4	False	Triple Bedroom	150.50	1	1
27	4	False	Triple Bedroom	151.90	1	0
28	5	False	Double Bedroom	113.34	1	1
29	5	False	Double Bedroom	114.27	4	0
30	5	False	Double Bedroom	116.59	1	1
31	5	False	Double Bedroom	115.19	1	1
32	5	False	Triple Bedroom	149.57	1	0
33	5	False	Triple Bedroom	150.50	1	0
34	5	False	Triple Bedroom	151.90	1	0
35	6	False	Double Bedroom	113.34	1	0
36	6	False	Double Bedroom	114.27	4	0
37	6	False	Double Bedroom	116.59	1	0
38	6	False	Double bedroom	115.19	1	0
39	6	False	Triple bedroom	149.57	1	1
40	6	False	Triple Bedroom	150.50	1	0
41	6	False	Triple Bedroom	151.90	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	12
3	X number of Podiums	0
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.	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

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)
4	LAND MARK	AMINITIES	30/06/2020 00:00:00	0	0	0	4	1		175

Sr.No.	Floor ID	Mortgage Area	Apartment Type	Saleable Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1	False	Amenities Block	0	0	0
2	2	False	Amenities Block	0	0	0
3	3	False	Amenities Block	0	0	0
4	4	False	Amenities Block	0	0	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	12
3	X number of Podiums	0
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.	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	TelanganaRERA Certificate No.	Aadhaar Number	Professional Type	Contact	Address
T.BALA KRISHNA	NA	783330604342	Architect	23154848	Akshayainfra Consultants Pvt Ltd 1st Floor Bhavana Enclave Kukatpally above more super market JNTU Road Hyderabad-500072
M.SRINIVASA RAO	NA	828180093849	Structural Engineer	23154848	Akshayainfra Consultants Pvt Ltd 1 st Floor, Bhavana Enclave, Above More super market, JNTU Road,Kukatpally, Hyderabad-500072

No Records Found

Document Name	Uploaded Document	Comment
PAN Card	View	Appropriate
Details of encumbrances	View	Appropriate
Certificates of Engineer (Form 2)(Mandatory for only ongoing project)	View	Appropriate
Certificates of Engineer (Form 2)(Mandatory for only ongoing project)	View	Appropriate
Certificates of Engineer (Form 2)(Mandatory for only ongoing project)	View	Appropriate
Certificates of Architect (Form 1)(Mandatory for only ongoing project)	View	Appropriate
Certificates of Architect (Form 1)(Mandatory for only ongoing project)	View	Appropriate
Certificates of Architect (Form 1)(Mandatory for only ongoing project)	View	Appropriate
Certificates of Architect (Form 1)(Mandatory for only ongoing project)	View	Appropriate
Certificates of CA (Form 3)	View	Appropriate
Commencement Certificate/ Building permit	View	Appropriate
Copy of Sanctioned Building Plan	View	Appropriate
Copy of Approval Layout Plan	View	Appropriate
Certificates of Engineer (Form 2)(Mandatory for only ongoing project)	View	Appropriate
Certificates of Engineer (Form 2)(Mandatory for only ongoing project)	View	Appropriate
Certificates of Engineer (Form 2)(Mandatory for only ongoing project)	View	Appropriate

Status of Formation of Legal Entity (Society/Co Op etc.)	View	Appropriate
Certificates of Engineer (Form 2)(Mandatory for only ongoing project)	View	Appropriate
Certificates of Architect (Form 4)	View	Appropriate
Certificates of Architect (Form 4)	View	Appropriate
Certificates of Architect (Form 4)	View	Appropriate
Certificates of Architect (Form 4)	View	Appropriate
Copy of the legal title report	View	Appropriate
Other	View	Appropriate
Copy of Proceeding Building Permission	View	Appropriate
Copy of the legal title report	View	Appropriate
Copy of the legal title report	View	Appropriate
Declaration in FORM B	View	Appropriate
Proforma of the allotment letter and agreement for sale	View	Appropriate
Other	View	Appropriate
Status of Conveyance	NA	
Certificates of CA (Form 5)	NA	

Cost Details

Sr. No			Particular	Estimated Amount (in INR)	Actual Amount (in INR)
1			Land Cost :		
	a		Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	44400000.00	44400000.00
	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	15272560.00	15272560.00
	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	5348260.00	5348260.00
	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	0.00	0.00

			Accommodation, overhead cost		
		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	442843027.00	48765035.00
		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.	30000000.00	375064.00
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	0.00	0.00
	c		Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	30000000.00	1647462.00
3			Total Estimated Cost of the Real Estate Project	567863847.00	115808381.00

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

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:

- 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.
- 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.
- That the time period within which the project shall be completed by me/promoter from the date of registration of project;
- (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.