|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|

|  |  |  |
| --- | --- | --- |
| Copy Of Registration Certificate | **Uploaded GST certificate in place of Registration Certificate. Updated Registration No. : U70101OR2010PLC012600. Registration certificate issued from competent authority, MoA , AoA , company master data and Board`s resolution regarding authorized signatory need to be uploaded.** | 10/07/2023 |
| Project Location: RESIDENTIAL PROJECT, S+5 STORIED RESIDENTIAL APARTMENT , M I G CATEGORY , UNIT NO-73 | **Update Correctly.** | 10/07/2023 |
| **Name of the CD/Block:NA** | **The name of CD/Block needs to be updated properly in Annexure-II** | 10/07/2023 |
| **Plot Detail - 1:Plot Detail** | **The promoter to upload a continuous EC from 01.01.1995 to till date with transaction details.** | 10/07/2023 |
| **Plot Detail - 2:Plot Detail** | **The promoter to upload a continuous EC from 01.01.1995 to till date with transaction details.** | 10/07/2023 |
| **Plot Detail - 3:Plot Detail** | **The promoter to upload a continuous EC from 01.01.1995 to till date with transaction details.** | 10/07/2023 |
| **Plot Detail - 4:Plot Detail** | **The promoter to upload a continuous EC from 01.01.1995 to till date with transaction details.** | 10/07/2023 |
| **Building plan approval letter** | **Upload the pages upright.**  | 10/07/2023 |
| **Validity of Approved Building Plan:06-05-2026** | **The validity of Approved Building Plan updated the date 06-05-2026. needs to be mentioned correctly as per approved drawing.** | 10/07/2023 |
| **Copy of layout plan** | **Uploaded colour lay out plan is found not in order. Colour out plan having certificate on it and mentioning of proposed land schedule with seal and signature of the Architect and promoter needs to be uploaded.** | 10/07/2023 |
| **Location Map** | **Uploaded project area map delineating area but not indicating bend points. Project area map of mouza Allarpur only delineating project area with geo-coordinates of all the bend points and mentioning of proposed land schedule needs to be uploaded. The area for the project and affected for road purpose need to be marked in different colour . The details of approach road connecting to the project needs to be submitted and to be marked over revenue map. Promoter to upload the details of approach road to the project along with supporting documents.** | 10/07/2023 |
| **Geo-coordinates of Project Area: Location Map with geo-coordinates of bend points** | **Update Accordingly.** | 10/07/2023 |
| **Milestone of Project Construction** | **Uploaded image of the construction site and the same appears not to the project,** | 10/07/2023 |
| **Total No. of Residential Units:73** | **The total nos of units approved 73 as per approval plan , but promoter updated 83 nos of cover parking & (18 nos of visitors parking) in Annexure-II. Needs to clarify.** | 10/07/2023 |
| **Residential Flats/ House** | **The total nos of units approved 73 as per approval plan , but promoter updated 83 nos of cover parking & (18 nos of visitors parking) in Annexure-II. Needs to clarify.** | 10/07/2023 |
| **Garage and Parking Details** | **Updated parking details of 4 wheeler parking 83 nos to be provided to 73 number of units covered parking and cost included , towards visitors -09 numbers and two wheeler parking in respect of 09 numbers with open parking and cost included as per drawing No. 4 . The extra parking 10 number having sl. 74 to 83 mentioning as cost included need to be clarified.** | 10/07/2023 |
| **Fire Fighting Facility: No** | **The Status of the facility and brief description of Fire Fighting Facility, Emergency Evacuation Services, Plantation Area etc as per approved drawing need to be updateḍ.** | 10/07/2023 |
| **Emergency Evacuation Services: No** | **The Status of the facility and brief description of Fire Fighting Facility, Emergency Evacuation Services, Plantation Area etc as per approved drawing need to be updateḍ.** | 10/07/2023 |
| **Plantation Area: No** | **The Status of the facility and brief description of Fire Fighting Facility, Emergency Evacuation Services, Plantation Area etc as per approved drawing need to be updateḍ.** | 10/07/2023 |
| **Other Amenities: No** | **Update other amenities like visitors parking.** | 10/07/2023 |
| **Particulars of Architect/Construction Engineer/Contractor/Chartered Accountant** | **Updated Particulars of Architect/CA/CE but not in all respect. The mobile number and email address need to be mentioned.** | 10/07/2023 |
| **a. Estimated Project Cost(In Rs. Lac):4738** | **Update.** | 10/07/2023 |
| **b. Estimate Copy** | **Uploaded estimate copy. Updated project cost Rs. 4738 lakh and Funds to be employed by promoter(In Rs. Lac) : 947. , to be mobilised from allottees(In Rs. Lac) : 1421.4 and to be mobilised through Bank finance(In Rs. Lac) : 2369. A clarification regarding Rs. 2369 lakh through Bank finance needs to be submitted.** | 10/07/2023 |
| **e. Funds to be employed by promoter(In Rs. Lac):947.6** | **Update.** | 10/07/2023 |
| **f. Funds to be mobilised from allottees(In Rs. Lac):1421.4** | **Update.** | 10/07/2023 |
| **g. Funds to be mobilised through Bank finance(In Rs. Lac):2369** | **Update.** | 10/07/2023 |
| **Affidavit in Form-A as per clause-l of sub-section-2 of section-4 of the Act** | **Uploaded Declaration-cum-Affidavit executed notarized on dtd. 28.06.2023 without mention of location of the project. Needs to be rectified and uploaded.** | 10/07/2023 |
| **Allotment letter format** | **Uploaded allotment letter format and found not in order. Allotment letter format afresh mentioning location of the project and a inserting a point regarding RERA Regd. No. and date needs to be uploaded. The project is situated at Gatikrushna Green needs to be rectified.** | 10/07/2023 |
| **Conveyance Deed Format** | **Conveyance deed format afresh deleting Aadhar number and mentioning about parking needs to be uploaded.** | 10/07/2023 |
| **Affidavit to adopt agreement for sale format as per Rule-8(1) of ORE (R and D) Rules, 2017** | **Uploaded format relating to adopt Agreement for Sale . The promoter to verify and upload agreement to sale format as per Rule-8(1) of ORE (R and D) Rules, 2017 and as amended 2022 .** | 10/07/2023 |
| **IT Return(2020-21):IT Return** | **Uploaded IT return filed for the assessment year 2020-21 acknowledgement receipt of IT form for the assessment year 2022023. IT returns filed for immediate last 3 years need to be uploaded.** | 10/07/2023 |
| **IT Return(2021-22):IT Return** | **Uploaded IT return filed for the assessment year 2020-21 acknowledgement receipt of IT form for the assessment year 2022023. IT returns filed for immediate last 3 years need to be uploaded.** | 10/07/2023 |
| **IT Return(2022-23):IT Return** | **Uploaded IT return filed for the assessment year 2020-21 acknowledgement receipt of IT form for the assessment year 2022023. IT returns filed for immediate last 3 years need to be uploaded.** | **10/07/2023** |
| **Annexure-II** | **The plan was approved over an area 4040 Sqm or A0.998.445. But promoter applied for registration over an area A1.083 or 4384.32 Sqm in Annexure-II. Needs to rectify. The promoter to upload all the authenticated documents with seal, signature & date in proper place.** | **10/07/2023** |
| **Have you implemented any project(s) previously (May be Ongoing or Completed):No** | **Updated mentioning as no project has been implemented previously. The promoter in form No. 1 has stated experience is having MORE THAN 12 YEARS EXPERIENCE IN REAL ESTATE BUSINESS ACTIVITIES . Hence the details of project implemented in the last 5 years need to be updated.** | **10/07/2023** |

Close |