

TelanganaRERA Application

General Information

Information Type Other Than Individual

Application No. REA01100038678



Payment Date 28/07/2022

Total Amount Paid by User 145924.30

Registration Fee Paid by User 145039.30

System Generated Penalty Amount Paid by User 0

Enforce Penalty Amount Paid by User 0

Promoter Information - Organization

Name NNR DREAMSCAPE ECO REALITY PAN Number AATFN0066G

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

Address Details

House No/Sy. No/Block No/Plot No 8-8-611/A,5,6 PLOT NO 122 & 123 FLAT NO 103 & 104 1ST FLOOR Building Name B

Street Name SRINIVASANAGAR COLONY Locality KARMANGHAT

Land mark ROAD State Telangana

District Ranga Reddy Mandal

Village/City/Town Pin Code 500079

Organization Contact Details

Name of Contact Person NADIKUDA NAGARAJU Designation of Contact Person AUTHORIZED SIGNATORY

Office Number 08686273793

Fax Number Email ID lohithyadav25@gmail.com

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
NADIKUDA NAGARAJU	Authorized Signatory	pXNIKGDOWejjbLw6iwDYCA==	View Details
MOOGALA GANESH KUMAR	Partner	sBQvye0L2GqiypX7C28cNQ==	View Details
KUMMARI SUBHASHINI	Partner	7fNDH8l2+xGr1PVZlwcByw==	View Details
THIMIRISHETTY KRISHNA MOHAN	Partner	qChbNgYfsqrS/lhQw6wPfg==	View Details

Project Information

Authority Name	DTCP	Plan Approval Number	
Project Name	DREAMSCAPE s ECO-SPHERE	Project Status	New Project
Approved Date	09/06/2022		
Proposed Date of Completion	09/06/2025		
Litigations related to the project ?	No	Project Type	Plotted Development
Are there any Promoter(Land Owner/ Investor) (as defined by Telangana RERA Order) in the project ?	No		

Land Details

Sy.No/TS No.	12/P &13/P	Plot No./House No.	
Total Area(In sqmts)	29007.86	Area affected in Road widening/FTL of Tanks/Nala Widening(In sqmts)	0
Net Area(In sqmts)	29007.86	Total Building Units (as per approved plan)	
Proposed Building Units(as per agreement)			
Boundaries East	OTHERS LAND -	Boundaries West	OTHERS LAND -
Boundaries North	OTHERS LAND -	Boundaries South	OTHERS LAND -

Built-Up Area Details

Approved Built up Area (In Sqmts)	16280.50	Mortgage Area (In Sqmts)	2480.72
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Address Details

State	Telangana	District	Sangareddy
Mandal		Village/City/Town	
Street	KONAPUR	Locality	KONDAPUR
Pin Code	502295		

Bank Details

Bank Name	HDFC BANK	Bank A/c Number	50200065949378
IFSC Code	HDFC0002083	Branch Name	KAVURI HILLS BRANCH
Bank Address	KAVURI HILLS HYDERABAD		

Project Details

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

Development Work

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

Plot Details

Proposed Number of Plots	Area of Plot(In sqmts)	Number of Plots Booked / Alloted / Sold	Mortgage Area (Select if the particular Apartment/s is under Mortgage Area)	Plot Numbers
1	227.42	0	No	
9	123.74	0	No	

1	126.25	0	No	
1	224.91	0	No	
10	125.41	0	No	
1	147.15	0	No	
1	150.50	0	No	
11	125.41	0	No	
1	173.91	0	No	
1	163.88	0	No	
1	125.41	0	No	
2	144.65	0	No	
1	125.41	0	No	
1	257.52	0	No	
1	200.67	0	No	
3	125.41	0	No	
1	262.54	0	No	
1	369.56	0	No	
1	302.67	0	No	
1	236.62	0	Yes	55
4	125.41	0	Yes	56 TO 59
2	137.12	0	Yes	60 TO 61
4	125.41	0	Yes	62 TO 65
1	244.14	0	Yes	66
1	221.57	0	Yes	67
4	125.41	0	Yes	4
2	137.12	0	No	
4	125.41	0	No	
1	221.57	0	No	
1	224.91	0	No	
6	125.41	0	No	
4	157.35	0	No	
6	125.41	0	No	
1	221.57	0	No	
1	183.11	0	No	
2	125.41	0	No	
1	229.09	0	No	
1	153.84	0	No	
2	125.41	0	No	
1	180.60	0	No	

1	210.70	0	No	
1	197.32	0	No	
1	301.00	0	No	
1	285.11	0	No	

Project Professional Information

Professional Name	TelanganaRERA Certificate No.	Aadhaar Number	Professional Type	Contact	Address
KOTA SIVA PRATHYUSHA	NA		Architect	8790048661	FLAT NO 202,S R APARTMENT,OPP MORE SUPER MARKET,GAIGOLUPADU,KAKINADA,533003(AADHAAR NO648706169660)
NANDURI VENKAT RAO	NA		Structural Engineer	7207368509	FLAT NO 404,BHASKARA APARTMENT,BY PASS ROAD,KHAMMAM,507002(AADHAAR NO.286260557870)

No Records Found

Document Name	Uploaded Document	Comment
PAN Card	View	
Copy of the legal title report	View	
Copy of the legal title report	View	
Copy of the legal title report	View	
Land Title Search Report from an advocate having experience of at least 10 years	NA	
Details of encumbrances	View	
Copy of Approval Layout Plan	View	
Proforma of the allotment letter and agreement for sale	View	
Declaration in FORM B	View	
Certificates of Architect (Form 1)(Mandatory for only ongoing project)	NA	
Certificates of Architect (Form 4)	NA	
Certificates of CA (Form 3)	View	
Annual/ Audit report for the immediate preceding three financial years	View	
Certificates of CA (Form 5)	NA	
Certificates of Engineer (Form 2)(Mandatory for only ongoing project)	NA	
Commencement Certificate/Copy of Building Permit/Proceedings	View	
Commencement Certificate/Copy of Building Permit/Proceedings	View	
Commencement Certificate/Copy of Building Permit/Proceedings	View	
Copy of Sanctioned Building Plan	View	
GST Certificate / Details	View	
Other	NA	
Status of Formation of Legal Entity (Society/Co Op etc.)	NA	

Status of Conveyance	NA	
Copy of Proceeding Building Permission	NA	
Type Design of Sewerage Treatment plan (STP)	NA	
Copy of Company/Firm/Society/Trust/Proprietary Registration Certificate	View	
Copy of Company/Firm/Society/Trust/Proprietary Registration Certificate	View	
Copy of Board Resolution for appointment of Authorized Signatory in case of other than individual	NA	

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 payable on Land Cost and legal cost	0.00	0.00	
	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	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	0.00	0.00	
	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	0.00	0.00
		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,	0.00	0.00

		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.		
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	0.00	0.00
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	0.00	0.00
3		Total Estimated Cost of the Real Estate Project	0.00	0.00

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:

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.