



Preview

Project Name

Morning Glory Apartments

General Information

Information Type Other Than Individual

Application No. REA02200012599

Payment Date 29/07/2019

Total Amount Paid by User 5575.90

Registration Fee Paid by User 4690.90

System Generated Penalty Amount Paid by User 0

Enforce Penalty Amount Paid by User 0

Organization

Name AEDIS DEVELOPERS LLP PAN Number ABPFA0002Q

Organization Type LLP 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

House No/Sy. No/Block No/Plot No 5-4-187/3 &4, II Floor Building Name Soham Mansion

Street Name M.G.Road Locality Ranigunj

Land mark Near R.P.Road and M.G.Road Junction State Telangana

District Hyderabad Mandal Secunderabad

Village/City/Town VICTORIA RANIGUNJ Pin Code 500003

Organization Contact Details

Name of Contact Person Soham Modi Designation of Contact Person Managing Partner

Office Number 04066335557

Fax Number Email ID sohammodi@modiproperties.com

Mobile Number 9849349373 Secondary Mobile Number 8978144447
Website URL www.modiproperties.com

No Records Found

Member Information

Member Name	Designation	PAN No.	VIEW
Dhanraj Krishna Parvathala	Partner	AMBPP3416A	View Details
Modi Properties Pvt Ltd represented by its Managing Director Soham Satish Modi	Authorized Signatory	AABCM4761E	View Details

Project Information

Authority Name HMDA Plan Approval Number

Project Name Morning Glory Apartments Project Status New Project

Approved Date 27/06/2019

Proposed Date of Completion 26/06/2025

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. 1, 16, 17 & 19/1 Plot No./House No.

Total Area(In sqmts) 938.18 Area affected in Road widening/FTL of Tanks/Nala Widening(In sqmts) 0

Net Area(In sqmts) 938.18 Total Building Units (as per approved plan) 1

Proposed Building Units(as per agreement) 1

Boundaries East 30 ft wide road Boundaries West 30 ft wide road

Boundaries North 40 ft wide road Boundaries South Plot Nos 22 P and 37 P

Built-Up Area Details

Approved Built up Area (In Sqmts) 2110.80 Mortgage Area (In Sqmts) 346.91

Address Details

State Telangana District Medchal-Malkajgiri

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	Morning Glory Apartments	Morning Glory Apartments	26/06/2025 00:00:00	0	1	0	6	1		484
		Sr.No.	Floor ID	Mortgage Area	Apartment Type	Saleable Area (in Sqmts)	Number of Apartment	Number of Booked Apartment		
		1	1	True	101 to 102 2BHK	148.64	2	0		
		2	1	False	105 to 106 2BHK	148.64	2	0		
		3	1	True	103 to 104 2 BHK	148.64	2	0		
		4	2	False	201 2BHK	74.32	1	0		
		5	2	False	206 2BHK	74.32	1	0		
		6	2	True	202 to 205 2BHK	297.28	4	0		
		7	3	False	301 to 306 2BHK	445.92	6	0		
		8	4	False	401 to 406 2BHK	445.92	6	0		
		9	5	False	501 to 506 2BHK	445.92	6	0		
		Sr.No.	Tasks / Activity						Percentage of Work	
		1	Excavation						0	
		2	X number of Basement(s) and Plinth						0	
		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

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW									
Morning Glory Apartments	Vishal Goel	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>NA</td></tr><tr><td>2</td><td>Declaration in FORM B</td><td>  View </td></tr></table>			Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	NA	2	Declaration in FORM B	 View
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Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW									
Morning Glory Apartments	Mrs. Shivani Goel	Individual	AreaShare	 View Details									
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Project Details

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

Covered Parking (In Numbers)	16	0	0
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Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	Not Yet Started
Water Supply :	NO	0	NA
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Not Yet Started
Storm Water Drains :	NO	0	NA
Green Strip/TOT LOT/Park :	YES	0	Not Yet Started
Street Lighting :	NO	0	NA
Community Buildings :	YES	0	Not Yet Started
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	Not Yet Started
Solid Waste Management And Disposal :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	Not Yet Started
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	NO	0	NA
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Not Yet Started
Aggregate area of recreational Open Space :	YES	0	Not Yet Started

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	View	
Details of encumbrances	View	
Copy of Approval Layout Plan	View	
Proforma of the allotment letter and agreement for sale	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)	View	
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)	View	
Commencement Certificate/Copy of Building Permit/Proceedings	View	
Commencement Certificate/Copy of Building Permit/Proceedings	View	
Copy of Sanctioned Building Plan	View	
Other	NA	
Status of Formation of Legal Entity (Society/Co Op etc.)	NA	
Status of Conveyance	NA	
Copy of Proceeding Building Permission	View	
Copy of Proceeding Building Permission	View	
Type Design of Sewerage Treatment plan (STP)	View	
Copy of Board Resolution for appointment of Authorized Signatory in case of other than individual	View	
Copy of Company/Firm/Society/Trust/Proprietary Registration Certificate	View	
Copy of Company/Firm/Society/Trust/Proprietary Registration Certificate	View	

Project Professional Information

Professional Name	TelanganaRERA Certificate No.	Aadhaar Number	Professional Type	Contact	Address
G RENUKA	NA	786337175091	Architect	9848497369	Flat No. 205, 2nd Floor, E-Venue Apartments, Opp: DAV Public School, Road No. 14, Banjara Hills, Hyderabad - 500 034
K. Muralidhar	NA	279947524582	Structural Engineer	9391040840	12-12-174,Ravindra Nagar, Seethaphalmandi, Secunderabad

No Records Found

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	1000000.00	1000000.00

	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 ii	Estimated Cost of Construction as certified by Engineer 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.	35274400.00	0.00
		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.	2268000.00	60208.00
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	909364.00	799344.00
	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	0.00	0.00
3			Total Estimated Cost of the Real Estate Project	39451764.00	1859552.00

**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.

[Print](#)[Payment Receipt](#)

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