

DEVELOPER FINAL SELECTION

LEGAL SCRUTINY REPORT



RE-DEVELOPMENT OF

Shreeram Jyoti CHS

PUNE

Prepared By

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INDEX

Sr. No	Particulars	Page No.
1	Introduction	02
2	Scope of evaluation	03
3	Limitation	04
4	Evaluation Process adopted	05
	<u>List of Developers</u>	
5	I. Gangotree Homes	06
J	II. SK Fortune Developers	12
	III. Rui Universal Realties LLP	17
6	Our summary Observations	22

INTRODUCTION

This Scrutiny Report is designed to assist Shreeram Jyoti Co-operative Housing Society Ltd. with defining the process of redevelopment and how the society and its members can be well-poised to undertake the redevelopment project. The key theme through-out this document will emphasize the importance of due diligence for redevelopment of the Society.

It is important that, the Society has followed the legal process for Redevelopment of its buildings and common areas with the consent of the present members due diligently. The due diligence shall be at most important at the time of selection of the Developer and executing the necessary legal documents for redevelopment purpose. The necessary documentations have been submitted by the Developers from time to time to all the consultants appointed by the Society for the purpose of Redevelopment.

SCOPE OF EVALUATION / ASSESSMENT

The Shreeram Jyoti Co-operative Housing Society Ltd. seeks a scrutiny report that reflects the Legal scrutiny of the Projects carried down by the Developer and related Legal documentations if any.

Accordingly, the scope of this legal scrutiny is as follows:

- 1. To study the documents submitted by the Developer regarding their entity and experiences (Projects) under MahaRERA.
- 2. Information about their on-going/completed Projects registered with the authorities under the prevailing laws and policies.
- 3. Evaluation with marking system as per parameters set for Shriram Jyoti CHS.

LIMITATION

The Disclosures:

- 1. It is pertinent to note that there are no records (Judicial/quasi-judicial/Governmental enquiry) centrally available for scrutiny of any legal matters pending against any Developer/Real estate group which can be verified. Hence the aforesaid information scrutiny has many limitations.
- 2. We have relied on the Developer for the information pertaining to their Projects prior to 2016. As it was only after 2016-17 that the Developers started registering their Projects as per RERA Act, 2016 with MahaRERA.
- 3. Further, the project which have been launched prior to 2018-19 and completed post 2020 recorded in the MahaRERA have been evidenced with the Completion/ Occupancy Certificate awarded by the Pune Municipal Corporation. There is no system on Pune Municipal Corporation available for verification of status of any Project.
- 4. There is no central record/agency which records the projects of Redevelopment in Pune/Maharashtra /India as such. We have relied on the information provided by the Developers for all information to the extent the same can be verified through MahaRERA portal.
- 5. Redevelopment being the new segment of Real Estate coming up since last few years, for the Shreeram Jyoti CHS the following qualifications have been recommended:
 - a) Experience of the Real Estate/Developer promoter group (Umbrella) instead of entity experience.
 - b) The Financial and construction experience of the group companies to be taken into consideration for assessment.
 - c) The thrust of the assessment shall be not only the financial capabilities of the Developer but also the experience of construction till date.

The Legal Scrutiny and documents verification submitted by the Developers has been carried out on the said parameters.

ASSESSMENT / EVALUATION PROCESS ADOPTED

- A. After information of short-listed Developers have been handed over the Society to our office, we have perused following documents:
 - 1. The Entity details, information of formation and managing Partners/project head of the said Entity.
 - 2. The experience details of Developers in MahaRERA as follows:
 - i. Projects executed by the Developers.
 - ii. Completion / Occupancy Certificates of the Completed Project.
 - iii. Documentations with MahaRERA.
 - iv. Reports uploaded on MahaRERA.

B. This legal scrutiny is based on:

- 1. Documents submitted by the Developers to Shreeram Jyoti.
- 2. Information available for MahaRERA registered projects on https://maharera.mahaonline.gov.in
- 3. Information available for District Court, Pune on https://court.mah.nic.in/courtweb/index eng.php#
- 4. Information available for Mumbai High Court, Maharashtra on https://bombayhighcourt.nic.in/index.php

GANGOTREE HOMES

Brief Information of Developer :-

The following information has been deduced from the documents submitted by the Developer as well as available with MahaRERA:-

- 1. It appears that M/s. Gangotree Homes through its Partner Sh. Ganesh Dnyaneshwar Jadhav is partnership firm. The details of such entities and its Partners/directors etc. are as follows:
 - A. Gangotree Homes (Earlier known as M/s. Gangotree Greenbuild);
 - a. Makarand Vasant Kelkar
 - b. Ganesh Dnyaneshwar Jadhav
 - c. Rajendra Dnyaneshwar Awate
 - B. M/s. Vishva Gangotree Buildcon LLP;
 - a. Makarand Vasant Kelkar
 - b. Ganesh Dnyaneshwar Jadhav
 - c. Rajendra Dnyaneshwar Awate
 - d. Ameya Ravee Dhotre
 - e. Vishwajeet Ravee Dhotre
 - C. Venkteshwara Gangotree Associates;
 - a. Makarand Vasant Kelkar
 - b. Ganesh Dnyaneshwar Jadhav
 - c. Rajendra Dnyaneshwar Awate
 - d. Vasant Dattatraya Basale
 - e. Vikram Vasant Basale
 - f. Yashwant Dattatraya Basale
 - g. Pratap Kamalakar Basale
 - D. Gangotree Homes and Holidays;
 - a. Ganesh Dnyanoba Jadhav
 - b. Rajendra Dnyaneshwar Awate

- E. Synergy Properties;
 - a. Ganesh Dnyanoba Jadhav
 - b. Mandar Jayant Deogaonkar
 - c. Amruta Mandar Deogaonkar
 - d. Rajendra Dnyaneshwar Awate
 - e. Santosh Rayappa Shinde
- 2. The Major experience of the group in redevelopment is from recent years.
- 3. We have been noted that, there are 03 projects for which extension has been taken from MahaRERA.
- 4. We have noted Completion Certificate of 11 Projects has been uploaded and other 16 Projects are Under Construction.
- 5. We have noted Completion Certificate of 01 project has not been uploaded on MahaRERA.
- 6. Complaints have not been made in MahaRERA against the M/s. Gangotree Homes.
- 7. We have noted that, no Project has found under NCLT and in Sue Moto orders under MahaRERA.
- 8. We have noted that the name of the Developer has not been listed in following list of the Projects declared by MahaRERA authorities as on 14.08.2025 :
 - a. Projects revoked or ab-initio void
 - b. Projects suspended Abeyance
 - c. Projects deregistered
 - d. Projects order issued for non-compliances if QRP
 - e. NCLP Projects
 - f. Lapsed Projects

Legal	Scrutiny	Report
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9. We have noted that, no any litigations have been found in MahaREF	9.		We have noted that,	no any	litigations	have been	found in	Mahak E R A
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- 10. We have noted that, some mortgages have been found in MahaRERA.
- 11. The detailed list of MahaRERA projects have been enclosed.

❖ MAHARERA PROJECT DETAILS :-

- The detailed report of the MAHARERA verification has been attached herewith for M/s. Gangotree Homes.
- 2. The compilation of the information and our verification on MahaRERA portal reflects the following (Summary):

Sr. No.	Particulars	Information
1	Total Gangotree Homes projects	32 Projects
2	MahaRERA registered Projects	32
3	On-going MahaRERA Projects	16
4	Total No. of Units Construction	Residential 989
4	Total No. of Office Constituction	Commercial 71
5	Total Area of FSI (Built up)	166636.88 Sq. Fts.

3. The on-going Biggest Project - Dashabhuja

Banner Name - Gangotree Homes (Formerly Known As Gangotree Greenbuild)

particular	No. of Units.	Buildings proposed
Redevelopment	Residential Units - 98	01 Building
	Commercial Units – 07	Dashabhuja

4. The on-going smallest Project – Pranali

Banner Name - Gangotree Homes

particular	No. of Units.	Buildings proposed
Redevelopment	Residential Units – 04	01 Buildings
		Pranali

5. No revoked Project has been found on the MahaRERA portal on 14.08.2025.

- 6. No any Project has been found on the MahaRERA portal for Lapsed, Suspended and Deregistered Project on 14.08.2025.
- 7. The search on aforesaid judicial records does not reflect the cases related to Gangotree Homes pertaining to non-completion of Projects.
- 8. The M/s. Gangotree Homes has disclosed 11 projects of Redevelopment completed/ executed in Pune.

M/s. Gangotree Homes

		Proj							,					Total n	o. Units	N	о.		
S. No.	Name of the	ect Typ	Registration Number	Date of Registration	Name of the Developer	Name of Partners	Proposed date of Completion	Revised date of	DA Details	Location	Area (sq. Mtrs)	Promoter	Particulars		Commer	SOIG I	f Invento	Complai t Details	
	Project	е						Completion						tial	cial	s r	g		
	WCI II TII				Gangotree Homes	Makarand Vasant Kelkar			Sr. No.	S No 88/3 CTS No 13		Kilder Book of Lade at March					20/07/20		OC no OCC/0755/24 dtd
1	KSHITIJ 15	R	P52100049881	3/6/2023	(Previously Known As	Ganesh Dnyaneshwar Jadhav	12/31/2025	No	13114/2022 HVL16 dtd.	42 PLOT No 15 at Parvati,	560	Kshitij Bank of India staff co-o p Housing Soc Itd	KHSITIJ 15	10	0	0 1	Booked unit, Allo	ted- No	27/09/2024, Units- 10 units + Parking + Toilet
					Gangotree Greenbuild)	Rajendra Dnyaneshwar Awate			29.07.2022	Haveli, Pune, 411009							6 unit		
					Gangotree	Makarand Vasant Kelkar											20/07/20		
2	KSHITIJ 23	R	P52100049832	3/6/2023	Homes (Previously Known As	Ganesh Dnyaneshwar Jadhav	12/31/2025	No	Sr. No. 13114/2022 HVL16 dtd.	PLOT No 1351 at Parvati,	512	Kshitij Bank of India staff co-o p Housing Soc. Itd	KSHITIJ 23	14	0	13	Sold- 2 ui Unsold- unit, Allo	1 ted- No	OC no OCC/0754/24 dtd 27/09/2024, Units- 14 units +
					Gangotree Greenbuild)	Rajendra Dnyaneshwar Awate			29.07.2022	Haveli, Pune, 411009							6 units		Parking + Toilet
					Gangotree H	Makarand Vasant Kelkar											01/04/20 Sold- 7 ui		
3	AABHA	R	P52100048400	03/01/2023	Gangotree H omes (Previo usly Known A	Ganesh Dnyaneshwar Jadhav	12/31/2025	No	Sr. No. 13163/2022 HVL16 dtd.	55/4/78 at Baner, Haveli, Pun	689	Sanjay Baburao Parab	ААВНА	28	0	18 1	Unsold- units, Allotted-	No	Under Construction
					s Gangotree Greenbuild)	Rajendra Dnyaneshwar Awate			29.07.2022	e, 411045;							units, Booked units		
						Rajendra Dnyaneshwar Awate			DA - Sr. No.										1) OC (P) No. OCC/1858/17, dtd. 23.03.2018, No. of Units - 03 +
4	Priyadars han	R	P52100003716	8/6/2017	Gangotree Greenbuild	Ganesh Dnyanoba Jadhav	4/30/2018	No	10864/2016 HVL22 dtd.	17 at Kothrud, Haveli, Pune, 411038;	501.62	Priyadarshan Kulkarni	Priyadarshan	4	0	1	L NA	No	Parking,
						Makarand Vasant Kelkar			25.07.2016	411050,									2)OC (F) No. OCC/0570/18, dtd. 31.07.2018, No. of Units - 01
						Ganesh Dnyanoba Jadhav			Sr. No.	CTS No 1367 S No 9		Suhrud Co Op hou							OC No. OCC/0764/21, dtd.
5	Suhrud	R	P52100013402	10/4/2017	Gangotree Greenbuild	Makarand Vasant Kelkar	12/30/2022	No	2439/2017 HVL13 dtd.	1B 1A at Pune (M Corp.), Pune City,	2400	Soc thr. Chairman Col.K R Fulay	Suhrud	73	0	45 1	NA NA	No	10.11.2021, No. of Units - 73 units + Parking + Toilet + Society
						Rajendra Dnyaneshwar Awate			28.03.2017	Pune, 411004		Come in the diag							Office
						Ganesh Dnyanoba Jadhav			Sr. No.	S No 82/1/4 Katraj P							20/04/20 Sold- 5		OC no OCC/0571/24 dtd
6	Pooja Niwas	R	P52100014775	1/2/2018	Gangotree Gr eenbuild	Rajendra Dnyaneshwar Awate	12/30/2022	12/31/2024	4421/2017 HVL13 dtd. 16.05.2017	uneat Katraj, Haveli, Pune, 411046	2784.01	Pooja Niwas Co Op Hsg Society	Pooja Niwas	118	0	0 9	7 units, Units 9 units Alloted-	No	19/08/2024, No. of Units- 118 units + Basement + Stilt + Podium Parking
						Makarand Vasant Kelkar			_5.55.2517								units		

S. No.	Name of the Project	Proj ect Typ e	Registration Number	Date of Registration	Name of the Developer	Name of Partners	Proposed date of Completion	Revised date of Completion	DA Details	Location	Area (sq. Mtrs)	Promoter	Particulars		o. Units Commer cial	Unit S	No. of Parki ng	Inventory	Complain t Details	Project Completion Status
						Makarand Vasant Kelkar			Sr. No.	CTS NO.1343 at		Saleel Co Op Hsg								OC No. OCC/0579/23 dtd.
7	SALEEL 16	R	P52100029108	26/04/2021	Gangotree Greenbuild	Ganesh Dnyaneshwar Jadhav	12/31/2024	No	4721/2021 HVL04 dtd.	Parvati, Haveli, Pune,	564	Society	SALEEL16	12	0	0	11	NA	No	08.09.2023, No. of Units - 12
						Rajendra Dnyaneshwar Awate			26.03.2021	411009										units + full parkimg + Room
						Makarand Vasant Kelkar			Sr. No.	CTS No 1345										OC No. OCC/0578/23 dtd.
8	SALEEL 21	R	P52100029109	4/26/2021	Gangotree Gr	Ganesh Dnyaneshwar Jadhav	12/31/2024	No	4721/2021 HVL04 dtd.	at Parvati, Haveli,Pu	544.4	SALEEL21	SALEEL21	10	0	0	10	NA	No	08.09.2023, No. of Units - 11
	21				eenbuild	Rajendra Dnyaneshwar Awate	1		26.03.2021	ne, 411009										units + full parkimg + Room
						Makarand Vasant Kelkar			Sr. No.			Gangotree Greenbuild						20/07/2024, Sold- 2 units,		
9	Prabhaka	R	P52100032653	1/17/2022	Gangotree	Ganesh Dnyaneshwar Jadhav	12/31/2024	No	17634/2021	Plot No. 122, CTS No. 578 at Kothrud,	708	Prabhakar Smruti Co Op Hsg	Prabhakar Smruti	24	0	20	27	Booked- 6	No	OC no OCC/0438/24 dtd 16/07/2024, Units- 24 units +
	r Smruti			_, _, ,	Greenbuild	•			HVL16 dtd. 10.12.2021	Haveli, Pune, 411038		Society Ltd						units, Unsold- 3 units,		Parking + Toilet
						Rajendra Dnyaneshwar Awate												Alloted- 13		
					Gangotree	Makarand Vasant Kelkar												01/07/2025,		
10	Chandrah as	R R	P52100031769	09/11/2021	Homes (Formerly Known As Gangotree	Ganesh Dnyaneshwar Jadhav	10/30/2024	10/30/2025	Sr. No. 12648/2021 HVL04 dtd. 04.10.2021	Plot No.: 566/A/3 at Pune (M Corp.), Pune City, Pune, 411005;	835	Chandrahas Co Op Hsg Society	Chandrahas, Neelkanth Building	24	0	21		Sold- 8 units, Unsold- 2 units, Rehab-	No	Under Construction
					Greenbuild)	Rajendra Dnyaneshwar Awate												14 units		
						Makarand Vasant Kelkar			Sr. No.	Plot No 33 CTS No								01/04/2025, Sold- 25		
11	LAXMIKR UPA	R	P52100045252	10/05/2022	Gangotree Greenbuild	Ganesh Dnyaneshwar Jadhav	12/31/2025	No	17552/2021 HVL16 dtd. 10.12.2021	995at Kothrud, Haveli, Pune, 411038;	1196.46	LAXMIKRUPA CO OP HSG SOCIETY LTD	LAXMIKRUPA	35	52	13	27	units, Unsold- 28 units, Booked- 6 units, Alloted-	No	Under Construction
						Rajendra Dnyaneshwar Awate												34 units		
						Ganesh Dnyanoba Jadhav														Completion Certificate Not
	Shubhan				Vishva	Rajendra Dnyaneshwar Awate				Gat No. 323 at			Shubhankaroti							Uploaded,
12	karoti	R	P52100010596	31/08/2017	Gangotree Buildcon	Makarand Vasant Kelkar	12/31/2019	No	Not Found	Pirangut, Mulshi,	2550	No	ph I	32	0	2	18	NA	No	Declartion related to project has been abandoned & canclled
	Phase I				Bullacon	Ameya Ravee Dhotre	-			Pune, 412115										booking.
						Vishwajeet Ravee Dhotre														_
						Ganesh Dnyanoba Jadhav							B Wing	87	0	79	87			
	Chubba-				Vankatashu	Rajendra Dnyaneshwar Awate Makarand Vasant Kelkar	1		Sr. No. 7007/2013	Gat No 321 at										OC No. 1706/15-16, dtd.
13	Shubhan gan	О	P52100004294	09/08/2017	Venkateshwa ra Gangotree	Vasant Dattatraya Basale	12/31/2018	No	HVL Mulshi 2	Pirangut, Mulshi,	5421	Dattatrya Sakharam Gole and	C Wing	63	0	55	32	NA	No	01.06.2018, No. of Units - B wing
	Phase I				Associates	Vikram Vasant Basale]		dtd.	Pune, 412115		other 13	D Wing	0	6	5	6			- 87 units + C wing - 63 units + D wing - 6 units + Club House
						Yashwant Dattatraya Basale]		02.09.2013				Club House	1	0	0				b o aimo i ciab noase
						Pratap Kamalakar Basale							2.22 7.0000		, ,		-			

S. No.	Name of the	Proj ect Typ	Registration Number	Date of Registration	Name of the Developer	Name of Partners	Proposed date of Completion	Revised date of	DA Details	Location	Area (sq. Mtrs)	Promoter	Particulars		o. Units	Unit	No. of arki	Inventory	Complain t Details	Project Completion Status
	Project	e						Completion						tial	Commer cial	S	ng			
						Makarand Vasant Kelkar												/ /		
						Ganesh Dnyanoba Jadhav			Sr. No.									01/04/2025, Sold- 8 units,		
14	PRAJAKT A	R	P52100046043	6/15/2022	Vishva Gangotree	Rajendra Dnyaneshwar Awate	12/31/2025	No	6089/2022 HVL16 dtd.	CTS 694 at Karve Nagar, Haveli, Pune,	1591	PRAJAKTA APARTMENT CONDOMINIUM	PRAJAKTA	57	0	12	49	Unsold- 7 units, Alloted-	No	Under Construction
					Buildcon	Vishwajit Ravikant Dhotre			18.04.2022	411052;								37 units, Booked- 5		
						Ameya Ravikant Dhotre												units		
						Makarand Vasant Kelkar														
	CANCEET	_			Vishva	Jadhav Ganesh Dnyanoba			Sr. No.	PLOT NO.26 CTS		Constitution Constitution	CANCELLOUAD					01/01/2025, Sold- 6 units,		OC no OCC/1402/24 dtd
15	SANGEET DHARA	R	P52100048529	1/6/2023	Gangotree Buildcon	Awate Rajendra Dnyaneshwar	12/31/2025	No	13059/2022 HVL16 dtd.	NO.1077/12at Kothrud, Haveli,	524.85	Sangeetdhara Cooperative Housing Society Ltd.	SANGEETDHAR A	21	0	21	11	Booked- 3 units, Alloted-	No	12/03/2025, Units- 21 units + Parking + Toilet
					Bullucon	Vishwajit Ravee Dhotre			27.07.2022	Pune, 411038;								12 units		raikilig + Tollet
						Ameya Ravikant Dhotre														
					Gangotree Homes	Makarand Vasant Kelkar			Sr. No.	CTS No 879 S No								01/07/2025, Sold- 3 units,		
16	DASHAB HUJA	0	P52100052817	10/5/2023	(Formerly Known As	Ganesh Dnyanoba Jadhav	12/31/2027	No	15424/2022 HVL16 dtd.	121+122 Plot No 86at Kothrud, Haveli,	1682.8	Dashbhuja CoOp. Housing Society	DASHABHUJA	98	7	0	51	Unsold- 58 units, Booked- 3	No	Under Construction
					Gangotree Greenbuild)	Rajendra Dnyaneshwar Awate			07.09.2022	Pune, 411038								units, Rehab- 41 units		
					Gangotree Homes	Makarand Vasant Kelkar			Sr. No.	CTS 565 S No								01/07/2025,		
17	PUSHPAL ATA	R	P52100052858	10/5/2023	(Formerly Known As	Ganesh Dnyanoba Jadhav	12/31/2026	No	15254/2023 HVL16 dtd.	26/1+2+3+4 Plot No 129 at Kothrud,	708	PUSHPALATA COOP HOUSING SOCIETY LTD	PUSHPALATA	24	0	17	30	Sold- 7 units, Unsold- 2 units, Rehab-	No	Under Construction
					Gangotree Greenbuild)	Rajendra Dnyaneshwar Awate			04.08.2023	Haveli, Pune, 411038								15 units		
					Gangotree Homes	Makarand Vasant Kelkar			Sr. No.	CTS 638 S No 26 Plot								01/07/2025, Sold- 3 units, Unsold- 2		
18	MANISHA PARK	R	P52100053735	11/28/2023	(Formerly Known As	Ganesh Dnyanoba Jadhav	12/31/2026	No	8385/2023 HVL16 dtd.	No 169at Kothrud, Haveli, Pune,	597	Manisha Park CoOP Society Ltd	Manisha Park	35	0	25	19	units, Booked- 12	No	Under Construction
					Gangotree Greenbuild)	Rajendra Dnyaneshwar Awate			19.05.2023	411038;								units, Rehab- 18 units		
					Gangotree Homes	Makarand Vasant Kelkar			Sr No	F P No 992993 Plot								01/07/2025, Sold- 4 units,		
19	PREMAN AND-A	R	P52100055780	4/16/2024	(Formerly Known As Gangotree	Ganesh Dnyanoba Jadhav	12/31/2027	HVLU4 ata.	533/2024	No 30(P) S No 723/1+2+3+4A+4B, CTS No 96/50 at	P) S No 3+4A+4B, 1800 Premanand A CoOp Housing	J I I I PRFIVIA		66	0	4	66	Unsold- 20 units, Booked- 2	No	Under Construction
					Greenbuild)	Rajendra Dnyaneshwar Awate			00.01.2024	Pune, 411030	50 at							units, Rehab- 40 units		

S. No.	Name of the Project	Proj ect Typ e	Registration Number	Date of Registration	Name of the Developer	Name of Partners	Proposed date of Completion	Revised date of Completion	DA Details	Location	Area (sq. Mtrs)	Promoter	Particulars		o. Units Commer cial	Sold Unit s	No. of Parki ng	Inventory	Complain t Details	Project Completion Status
					Gangotree	Makarand Vasant Kelkar				E D N = 002002 Dlat								01/07/2025, Sold- 1 unit,		
20	PREMAN AND-B	R	P52100055934	4/29/2024	Homes (Formerly Known As	Ganesh Dnyanoba Jadhav	12/31/2027	No	535/2024 HVL04 dtd 08/01/2024	F P No 992993 Plot No 30(P) S NO 723/ 1+2+3+4A+4B, CTS NO 96/50 at Pune,	1695.5	Premanand B CoOp Housing Society	PREMANANDB	60	0	23	62	Unsold- 22 units, Booked- 1	No	Under Construction
					Gangotree Greenbuild)	Rajendra Dnyaneshwar Awate			, ,	411030								units, Alloted 1 unit, Rehab 35 units		
					Gangotree	Makarand Vasant Kelkar				CTS No. 755/85, Plot								01/07/2025, Sold- 4 units,		
21	GANESH DEEP	0	P52100076727	6/21/2024	Homes (Formerly Known As Gangotree	Ganesh Dnyanoba Jadhav	12/31/2027	No	Sr. No. 1653/2024 HVL16 dtd. 18.01.2024	No. 87, S. No. 14/129/130/131 at Kothrud, Haveli,	518.51	Ganeshdeep CoOperative Housing Society	GANESHDEEP	16	4	4	3	Unsold- 4 units, Booked- 3	No	Under Construction
					Greenbuild)	Rajendra Dnyaneshwar Awate			16.01.2024	Pune, 411038;								units, Rehab- 9 units		
						Makarand Vasant Kelkar			Sr. No.									01/07/2025,		
22	TULIP	R	P52100077644	10/17/2024	Gangotree Homes	Ganesh Dnyanoba Jadhav	12/31/2027	No	10664/2024 HVL11 dtd.	CTS 752 PLOT NO 22 S NO 133at Kothrud, Haveli Pune, 411038;	441	Tulip Apartment Condominium	TULIP	12	0	4	11	Sold- 4 units, Booked- 2 units, Rehab-	No	Under Construction
						Rajendra Dnyaneshwar Awate	1		21.06.2024									6 units		
						Makarand Vasant Kelkar			Sr. No.	CTS No. 90, Final Plot								01/07/2025,		
23	SIDDHAR TH	R	P52100077732	10/24/2024	Gangotree Homes	Ganesh Dnyanoba Jadhav	1/30/2027	No	10762/2024 HVL11 dtd.	No. 124Bat Erandwane, Haveli,	506.87	Siddharth Apartment Condominium	Siddharth	9	0	2	15	Sold- 1 unit, Booked- 1 unit, Rehab-	No	Under Construction
						Rajendra Dnyaneshwar Awate			18.06.2024	Pune, 411004;								7 units		
	, upulpup				Consideration	Makarand Vasant Kelkar			7533/2025	CTS No. 1077/10, S.		Vide de la Caracteria								
25	VIDURKR UPA	R	PR1260002500335	7/22/2025	Gangotree Homes	Ganesh Dnyanoba Jadhav	10/31/2028	No	HVL16 dtd. 27.03.2025	No. 91/2, Plot No. 30 at Kothrud, Haveli, Pune, 411038	506.22	Vidurkrupa Co-Opertaive Housing Society Ltd	Vidurkrupa	9	0	0	15	No	No	Under Construction
						Rajendra Dnyaneshwar Awate				CTS No. 850, S. No.										
26	PRANALI	R	P52100080449	6/5/2025	Gangotree	Makarand Vasant Kelkar Ganesh Dnyanoba Jadhav	12/31/2028	No	22782/2024 HVL04 dtd.	121+122, Plot No. 58at	1069.88	Pranali Co-Op. Housing Society	PRANALI	4	0	0	6	01/07/2025, Unsold- 1	No	Under Construction
				<i>5,5,2023</i>	Homes	Rajendra Dnyaneshwar Awate	12,02,2020		27.12.2024	Kothrud, Haveli, Pune, 411038;	1000.00	Ltd		•			•	unit, Rehab- 3 units		Sings. Sonstituction
27	VILLAME NT	R	P52100080636	6/23/2025	Gangotree Homes and Holidays	Ganesh Dnyanoba Jadhav Rajendra Dnyaneshwar Awate	12/31/2027	No	Not Found	Gat no 127(P), 129(P), 130(P) S no 33 at Kurunji, Bhor, Pune 412206	3097.84	NA	NA	43	0	0	0	NA	No	Under Construction

S. No.	Name of the Project	Proj ect Typ e	Registration Number Registration Date of Registration Developer Name of the Developer Name of Partners Proposed date of Completion Proposed da																	
28	CASUARI NA - CLUSTER C AND D	С	P52100010452	8/27/2017	Synergy Properties	Ganesh Dnyanoba Jadhav Mandar Jayant Deogaonkar Amruta Mandar Deogaonkar Rajendra Dnyaneshwar Awate Santosh Rayappa Shinde	12/1/2021	12/31/2028	Sr. No. 2823/2010 HVL Bhor dtd. 09.08.2010	Gat no. 127,129,130 at Male, Bhor, Pune, 412206	69180.6	Synergy Properties	A1 A2	0	1	0	0	01/01/2025, Sold- 81 units, Unsold 18 units, Not for sale- 4 units, Allotment- 2 units	No	OC No. 718/22 dated 02.11.2022, Units - CLUSTER D - Building A1 - 1, 8, 17 + CLUSTER C - Building A1, A2, A3, A4, A5, A12 - 1, A2 - 1, 2, 5 OC No. 952/2023 dated 01.03.2024 Units - CLUSTER D - Building A1 - 4, 19 + CLUSTER C - Building A16, A23, A33, A34, A59, A60, A61, A48, A2 - 3.
29	Casuarin a - Country Homes	R	P52100079335 Z/28/2025 Gangotree Homes and Holidays Rajendra Dnyaneshwar Awate Ganesh Dnyanoba Jadhav 12/31/2029 No Not Found 34/6 at Kurunji, Bhor, Pune, 412206 Rajendra Dnyaneshwar Awate NA N																	
30	OUGAIN VILLA -		P52100011902							1	Kept in Abey	ance					•	•	•	
31	OUGAIN VILLA -		P52100011459							J	Kept in Abey	ance								
32	OUGAIN VILLA -		P52100009058							ı	Kept in Abeya	ance								
33	DHANVA NTARI									Completed Pr	roject									
34	SHUBHA NKAR									Completed Pr	roject									
35	Orange Srushti		Completed Project																	
36	Niramay	Completed Project																		
37	wanandi									Completed Pr	roject									
38	Anandi Baug	Up-Coming Project																		



MAHARERA OBSERVATION

SK FORTUNE DEVELOPERS

***** Brief Information of Developer :-

The following information has been deduced from the documents submitted by the Developer as well as available with MahaRERA:-

 It appears that M/s. SK Fortune Developers through its prop: Sh. Satish Shivlal Kokate is having various sister concerns and/or is function under group entities.
 The details of such entities and its Partners/directors etc. are as follows:

Sr. No.	Name of the entity	Partners/directors
1.	Fortune Developers	Satish Kokate, Ramesh Dhavale, Sneha Kokate
2.	Fortune Homes	Satish Shivlal Kokate, Ramesh Sampatrao Dhavale, Sneha Satish Kokate
3.	SK Fortune Developers	Prop: Satish Shivlal Kokate
4.	Fortune Coporation	Satish Shivlal Kokate, Mahesh Shankar Magar
5.	Fortune Associates	Mugdha and Mukta Realties, Satish Shivlal
6.	Fortune Group	Sharmila Real Estate, Mahesh Shankar, Kishor Shankar, Sandip Sadashiv, Mangesh Somnath, Satish Shivlal
7.	SK Fortune Group	Prop: Satish Shivlal Kokate

- 2. The major experience of the group is in redevelopment in recent years.
- 3. We have been noted that, 01 projects for which extension has been taken from MahaRERA.
- 4. We have noted Completion Certificate of 10 Projects has been uploaded and other 10 Projects are Under Construction.
- 5. We have noted Completion Certificate of 01 Projects has not been uploaded.
- 6. Complaints have not been made in MahaRERA against the SK Fortune Developers.
- 7. We have noted that, no any Project has found under NCLT and in Sue Moto orders under MahaRERA.
- 8. We have noted that the name of the Developer has not been listed in following list of the Projects declared by MahaRERA authorities as on 14.08.2025:
 - a. Projects revoked or ab-initio void
 - b. Projects suspended Abeyance
 - c. Projects deregistered
 - d. Projects order issued for non-compliances if QRP
 - e. projects approved with two-third consent of allottees
 - f. NCLP Projects
 - g. Lapsed project
 - h. Lapsed projects kept in abeyance.

We have tried verifying the aforesaid list with the sister concern names which has not been found.

9. The detailed list of MahaRERA projects have been enclosed.

❖ MAHARERA PROJECT DETAILS:-

- 1. The detailed report of the MAHARERA verification has been attached herewith for M/s. SK Fortune Developers.
- 2. The compilation of the information and our verification on MahaRERA portal reflects the following (Summary);

S. No.	Particulars	Information
1.	Total Projects of SK Fortune Developers	21
2.	MahaRERA registered Projects of the group	21
3.	On-going MahaRERA Projects	10
4.	Total No. of Units Construction	Residential 1176 Units
		Commercial 117 Units
5.	Total Area of FSI (Built up)	1,32,404.64 Sq. Fts.

3. The **on-going Biggest Project** – Fortune Prospero

Banner Name - Fortune Homes

Particulars	No. of Units	Buildings proposed
Redevelopment	Residential Units - 79	188 Building
		Fortune Prospero

4. The **on-going Smallest Project** – Fortune Aura

Banner Name - Sk Fortune Group

Particulars	No. of Units	Buildings proposed
Redevelopment	Residential Units -07	01 Building
		Fortune Aura

- 5. No revoked Project has been found on the MahaRERA portal on 14.08.2025.
- 6. No Project has been found on the MahaRERA portal for, Suspended, Abeyance and Deregistered Project on 14.08.2025.

	Legal	Scrutiny	Report
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7.	The search on aforesaid judicial records does not reflect the cases related to M/s.
	SK Fortune Developers pertaining to non-completion of Projects or delayed
	Projects.

8.	The M/s. S	K Fortune	Developers	has	disclosed	80	projects	of	Redevel	opment
	completed	/executed ir	n Pune.							

S	Name of the Project	Project Type	Registration Number	Date of Registratio n	Name of the Developer	Name of Partners	Proposed date of Completion	Revised date of Completion	DA details	Location	Area (sq. Mtrs)	Promoter	Particulars	Total no			No. of Parking	Inventory	Complaint No.	Project Completion status
								Completion						Residenti al	Comm ercial					
						Satish Kokate				Final plot no 76 Sub plot no 29, Law College Road,		V 11 E								0.000 (0.104 (0.2))
1	VRUKSHVELI	R	P52100030782	13/9/2021	FORTUNE DEVELOPERS	Ramesh Dhavale	31/12/2024	NA	dtd 29/03/2021	Shanti Sheela Society, Erandwane at Pune (M. Corp), Pune City, Pune-	547.33	Vrukshaveli Apartment Condominium	Vrukshaveli	20	0	0	0	NA	No	OC no OCC/0481/23 dtd 08/08/2023, Units- 15 units + Parking + Toilet
						Sneha Kokate				04 35/18, Prabhat Road										
2	SHRUTIVIHAR	R	P52100026810	25/10/2020	FORTUNE DEVELOPERS	Satish Kokate Ramesh Dhavale	20/4/2024	NA	9388/2019 HVL01 dtd	Lane No-8, Erandwane at Pune (M.Corp), Pune	896.67	Shruti Vihar Co-operative	Shrutivihar	24	0	5	15	Sold- 5 units	No	OC no OCC/0823/22 dtd 28/11/2022, Units- 22 units +
L						Sneha Kokate Satish Kokate			09/01/2020	City, Pune-04		Housing Society Ltd								Parking
3	PARISAR APARTMENT	R	P52100035108	10/5/2022	FORTUNE DEVELOPERS	Ramesh Dhavale	31/12/2026	NA	dtd 04/02/2022	Final plot no - 54/1 CTS no 109 Erandwane at Pune (M. Corp), Pune	1015.76	Parisar Apartments	Parisar Apartment	34	0	0	11	NA	No	OC no OCC/0875/24 dtd 23/10/2024, Units- 27 units +
						Sneha Kokate			<i>- 1, 12, 2022</i>	City, Pune-04			, p							Parking + Toilet
					FORTUNE	Satish Kokate			44.4	Final plot no 56/2			Consider							OC no OCC/0219/24 dtd
4	SMITA APARTMENT	R	P52100033240	9/2/2022	FORTUNE DEVELOPERS	Ramesh Dhavale	31/12/2024	NA	dtd 12/10/2021	Erandwane Bhonde Colony at Pune (M.Corp),	752.69	Smita Apartment	Smita Apartment	33	0	0	0	NA	No	31/05/2024, Units- 28 units + Parking + Toilet
_						Sneha Kokate				Pune City, Pune-04										_
						Satish Shivlal						Fortune Homes		Bldg A 96	0		72			OCC/0014/21 dtd 05/04/2021, Units- 96 units + Parking 05/04/2021
						Kokate						Shivaji Bhiku Gaikwad		Bldg B 96	0		0			OCC/0525/21 dtd. 16/09/2021, Units- 96 units + Parking
						Ramesh						Dagadabai Shivaji Gaikwad		Bldg C 96	0		50	Bldg A -		OCC/0703/21 dtd 28/10/2021, Units - 96 units + Parking
					FORTUNE	Sampatrao Dhavale			9469/2017	Survey no 1, Hissa no		Sambaji Shivaji Gaikwad	5 bldg, 4	Bldg D 96	0		72	Sold- 96 units; Bldg B - Sold- 96		OCC/0182/21 Dtd. 16/06/2021, Units- 96 units + Parking
5	FORTUNE PERFECT	R	P52100015917	9/4/2018	FORTUNE HOMES		30/5/2024	NA	HVL03 dtd 18/09/2017	2/2/1, 2/2/2/, 2/2/3, 2/2/4, 2/2/5 at kondhwa BK, Haveli, Pune, 411048	16200	Tanaji Shivaji Gaikwad	Bungalow, 1 Clubhouse	Bldg E 64	60	284	0	units; Bldg C - Done- 48 units; Bldg D - Sold- 96	No	OCC/0526/21 Dtd. 16/09/2021, Units- 10 shops + 50 offices + 64 tenements + Parking
						Sneha Satish Kokate						Chandrakant Shivaji Gaikwad		Bungalow no. 1,2,3,4 & Clubhous e	0		0	units;		1) OCC/0702/21 (part) dtd 28/10/2021, Units- Bungalow 3 & 4; 2) OCC/0006/23 (full) dtd 03/04/2023, Units - Bungalow 1 & 2; 3) OCC/0017/22 dtd 05/04/2022, Units- 1 clubhouse

S		Project Type	Registration Number	Date of Registratio n	Name of the Developer	Name of Partners	Proposed date of Completion	Revised date of Completion	DA details	Location	Area (sq. Mtrs)	Promoter	Particulars	Total no	Comm	Sold Units	No. of Parking	Inventory	Complaint No.	Project Completion status
												Ajinkya Dattatray Shewale Jigar Nivrutti Gavali Sheela Nivrutti Gavali Harishchandra Mahadeo Moholkar	Bldg A	al 57	ercial 42		0	Bldg A - Sold- 31		1) Bldg A - DP/BHA/Mauje- Autade Handewadi/S. no. 16, H. no. 1/1,1/2,1/4,1/5P/ Cr. No. 60/19-20,18-19, dtd 10/05/2022, Units- 63 units + 10 shops + 32 office + 10 mezzanine + Refuge area
6 FORTUNE EMPRESS	R	P52100017316	7/8/2018	SATISH SHIVLAL KOKATE	Individual	30/12/2023	NA	NA	16/1/1, 16/1/2, 16/1/4, 16/1/5 at Ouatade Handewadi, Haveli, Pune, 412308	14750	Ranjana Harishchandra Moholkar Madhukar Sahebrao Zende Mangal Zende	Bldg B	155	0	314	84	units; Bldg B - Sold- 127 units; Bldg C - Sold - 154 units, Unsold - 1 unit	No	2) Bldg B - DP/BHA/Muaje- Autade Handewadi/ S. no. 16, H. no. 1/1, 1/2, 1/5P,/Cr. No. 60/19-20, dtd 21/10/2021, Units- 155 units + Refuge area	
												Suman Babruwan Gadekar Anand Babruvan Gadekar Pradeep Babruvan Gadekar	Bldg C	155	0		84			3) Bldg C - DP/BHA/Mauje- Autade Handewadi/ S.no. 16, H.no. 1/1, 1/2, 1/4, 1/5P,/Cr. No. 60/19-20, dtd 02/07/2021, Units- 155 units + Refuge area
						Satish Shivlal Kokate			4940/2014 HVL03 dtd 03/06/2014			Machindra Dashrath Dhandekar Jayshri Gorakh Dhandekar								OC no. (part) - OCC/1657/18 dtd 30/03/2019, Units- 61 units
	FORTUNE SHUBHAN PHASE 2 BUILDING D	R	P52100006125	14/8/2017	FORTUNE COPORATION	Mahesh Shankar Magar	30/6/2019	30/4/2024	HVL03 dtd 05/03/2016 49/2017	Sr. no. 4 Hissa no. 4/1/3B Yewlewadi at Pune (M. Corp), Pune City, Pune, 411038	4000	Shubham Gorakh Dhandekar Sahil Gorakh Dhandekar Navnath Sahebrao Dhandekar	FORTUNE SHUBHAN PHASE 2 BUILDING D	95	0	61	1	NA	No	OC no. (part) - OCC/0424/19 dtd 09/09/2019, Units- 29 units
						iviugai			HVL03 dtd 03/01/2017			Nilesh Sahebrao Dhandekar								OC no. (part) - OCC/0649/21 dtd 20/10/2021, Units- 5 units

S. No.	Name of the Project	Project Type	Registration Number	Date of Registratio n	Name of the Developer	Name of Partners	Proposed date of Completion		DA details	Location	Area (sq. Mtrs)	Promoter	Particulars	Total no. Residenti al			No. of Parking	Inventory	Complaint No.	Project Completion status
						Mugdha and Mukta Realties Private Limited						Chandrabhaga Dnyanoba Kamthe		Bldg A -			Bldg A -			1) Bldg A - OC no. (part)- OCC/0176/18 dtd 15/05/2018, Units- 20 units + Parking + Refuge area
8	FORTUNE SRUSHTI	R	P52100010931	8/31/2017	FORTUNE ASSOCIATES	Satish Shivlal Kokate	7/31/2018	NA	3801/2015 HVL03 dtd 30/04/2015	Survey no 4, Hissa no 1/8/2, Yevlewadi at Pune (M. Corp), Pune City, Pune, 411028	5800	Dnyaba Namdev Kamthe	FORTUNE SRUSHTI	58, Bldg B - 71, Bldg C - 16	0	145	32, Bldg B - 32, Bldg C - 10	NA	No	2) Bldg A & B - OC no. (part) - OCC/1911/17 dtd 31/03/2018, Units- Bldg A 38 units + Bldg B 71 units + Parking
						KOKATE						Kamine								3) Bldg C - OC no OCC/1405/17 dtd 04/12/2017, Units- 16 units + Parking
						Satish Kokate			14721/2022	Survey no 27, Hissa no 9/1B/1, Kondhawa		Chetan Prakash Bafna Kishor Shankarlal								
9	FORTUNE PROSPERO	R	P52100046770	9/5/2022	FORTUNE HOMES		12/30/2025	NA	HVL10 dtd 08/06/2022	Budruk, Taluka - Haveli Dist-Pune, 411048	4100	Mutha Raju Mulchand Oswal	FORTUNE PROSPERO	188	0	175	47	Sold-91 units	No	Under Construction
						Sneha Kokate						Kavita Bharat Nibjiya								
						Sharmila Real Estate Private Limited														
						Mahesh Shankar Magar														DP/BHA/Mauje-Autade
10	Fortune Siddhipriya	R	P52100002108	7/31/2017	Fortune Group	Kishor Shankar Magar	7/31/2018	NA	NA	Survey no 23 and 26, Handewadi, at Ouatade Handewadi,	4889.34	No	Fortune Siddhipriya	Bldg A - 69, Bldg B -	0	0	Bldg A - 37, Bldg B -	NA	No	Handewadi/S. no. 23/1A/2/1B/5/26/2A/2B/Pra Kr. 78/16-17 dtd 23/05/2018,
	5.55p11)d				2.3up	Sandip Sadashiv Ghule				Haveli, Pune, 411028			Signification	32			30			Units- Bldg A 69 + Bldg B 32 + Clubhouse + Parking
						Mangesh Somnath Bahirat	†													
						Satish Shivlal Kokate														

S. No	Name of the Project	Project Type	Registration Number	Date of Registratio n	Name of the Developer	Name of Partners	Proposed date of Completion	Revised date of Completion	DA details	Location	Area (sq. Mtrs)	Promoter	Particulars	Total no. Residenti al			No. of Parking	Inventory	Complaint No.	Project Completion status
11	Fortune Vedanta	R	P52100027041	11/10/2020	Fortune Associates	Satish Kokate Vikas More	4/30/2025	NA	15169/2019 HVL03 dtd 14/11/2019	S no. 4/1/7/1, Yewalewadi, Near Khadi Machine Howk, Tal-Haveli, Pune, 411048	1350	Balkrushna Mahadeo Dhandekar	Fortune Vedanta	32	0	0	0	Unsold- 32 units	No	OC no OCC/1045/23 dtd 17/01/2024, Units- 32 units + Parking
12	Fortune Prima	R	P52100034021	3/17/2022	Satish Shivlal Kokate	Individual	9/2/2026	NA	NA	S no 6, Hissa no 2/1, Mohammadwadi, Tal-haveli, Dist-Pune, 411060	3500	No	Fortune Prima	141	15	149	27	Sold- 89 units	No	Under Construction
13	Fortune Aura	R	P52100080467	6/6/2025	Sk Fortune Group	No	6/2/2028	NA	553/2025 HVL10 dtd 07/01/2025	S no 19/6/9/A at Bavdhan Khurd, Mulshi, Pune, 411021	1174.36	M/S Sungrace Computers Private Limited M/S Sungrace Engineering Projects (P) Ltd	Fortune Aura	7	0	0	26	NA	No	Under Construction
14	Vishwambhar Co- operative Housing Society Limited	R	P52100048856	1/24/2023	Fortune Developers	Satish Shivlal Kokate Sneha Satish Kokate Ramesh Dhavale	12/31/2026	NA	17723/2022 HVL11 dtd 22/08/2022	CTS 827 Plot no 35 Ideal Colony Kothrud Pune (M. Corp), Pune City, Pune, 411038	1093.01	Vishwambhar Co- operative Housing Society Limited	Vishwambh ar Co- operative Housing Society Limited	53	0	0	0	NA	No	Under Construction
15	Kusum Co. Operative Housing Society Limited	R	P52100077837	11/7/2024	M/S Fortune Developers	Satish Shivlal Kokate Sneha Satish Kokate	- 3/31/2028	NA	32383/2023 HVL10 dtd 26/12/2023	CTS no 1089/1A Final plot no 470/1 at Shivajinagar bhamburda, Pune (M. Corp), Pune city, Pune, 411016	3994.70	Kusum Co. Operative Housing Society Limited	Kusum Co. Operative Housing Society Limited	37	0	0	Bldg A- 30 Bldg B- 61	NA	No	Under Construction
	Yashodhan Co-				Fortune	Satish Shivlal Kokate			15842/2024	Final plot no 590/B (I.E590/1+590/2)		Yashodhan Co-	Yashodhan Co-							
16	Operative Housing Society	R	PM126000240007	10/8/2024	Developers	Sneha Satish Kokate	3/31/2028	NA	HVL10 dtd 11/06/2024	CTS no 1241 Apte road Pune(M. corp), Pune city,Pune, 411004	2137.75	Operative Housing Society	Operative Housing Society	21	0	0	0	NA	No	Under Construction

S	Name of the Project	Project Type	Registration Number	Date of Registratio n	Name of the Developer	Name of Partners	Proposed date of Completion		DA details	Location	Area (sq. Mtrs)	Promoter	Particulars	Residenti			No. of Parking	Inventory	Complaint No.	Project Completion status
1	Prashanti Co- operative	R	P52100066493	6/11/2024	Fortune	Satish Shivlal Kokate	3/15/2027	NA	30727/2023 HVL10 dtd	Final plot no 37/22, CTS no 38/22, Lane no 07, Prabhat road,	1015.74	Prashanti Co- operative	Prashanti Co- operative	14	0	0	0	NA	No	Under Construction
	Housing Society Limited				Developers	Sneha Satish Kokate			07/12/2023	Erandwane, Pune (M. Corp), Pune city, Pune, 411004		Housing Society Limited	Housing Society Limited							
												Anand Dattatray Rajwade								
												Mandar Avinash rajwade								
						Satish Shivlal Kokate						ABHISHEK CO OPERATIVEHOUSIN G SOCIETY LIMITED								
												ANURADHA MOHAN OAK								
	Abhishek Co Operative				Fortune				25660/2022	CTS no 804A And 804B Plot no 142A+142B, Bhamburda,		aparna kashinath rajwade						Sold -		
1	Housing Society Limited	R	P52100053895	12/8/2023	Developers		6/5/2026	NA	HVL10 dtd 14/11/2022	Shivajinagar, Pune(M. Corp), Pune City, Pune, 411004	1446	Avanti Kashinath Rajwade	NA	39	0	0	0	7 units	No	Under Construction
												Hema Anand Rajwade								
						Sneha Satish						Sheela Kashinath rajwade								
						Kokate						Nikhil Nand Rajwade								
												Ashwini avinash rajwade								
												Juthika Anand Rajwade								

									SK Fort	tune Developers										
S	Name of the Project	Project Type	Registration Number	Date of Registratio n	Name of the Developer	Name of Partners	Proposed date of Completion	Revised date of Completion	DA details	Location	Area (sq. Mtrs)	Promoter	Particulars				No. of Parking	Inventory	Complaint No.	Project Completion status
								·						Residenti al	Comm ercial					
						Satish Shivlal Kokate				Final plot no 70/13, CTS										
1!	Ankur	R	P52100049906	3/6/2023	Sk Fortune Developers	Mahesh Shankar Magar	12/31/2026	NA	13151/2022 HVL03 dtd 07/09/2022		658.24	No	Ankur	24	0	0	13	NA	No	Under Construction
						Kushal Indramal Medtia				city, Pune, 411004										
20	Madhvachhaya	R	P52100053769	11/28/2023	Fortune Developers	Satish Shivlal Kokate	6/16/2025	6/16/2025 NA HV	5551/2023 HVL26 dtd	Final plot no 521 CTS no 1137, S no 121/1, Sub plot no 03, Shivajinagar,	507.88	No	Madhvachh aya	14	0	0	0	NA	No	Completion Certificate not uploaded
					Develope.s	Sneha Satish Kokate			06/04/2023	Bhamburda, Pune (M. Corp), pune city, pune, 411005										
2:	Garud House Apartment Condominium	R	P52100050895	5/15/2023	Fortune Developers	Satish Shivlal Kokate	12/31/2026	NA	25685/2022 HVL10 dtd 17/02/2023	Plot no 484/1, CTS no 1101/1, Model colony, Shivajinagar, Pune (M. Corp), Pune city, Pune, 411016	771.93	Garud House Apartment Condominium	Garud House Apartment Condomini um	33	0	0	0	Sold - 6 units	No	Under Construction
2	Chintamani									Completed Pr	oject									
2	Prathamesh									Completed Pr	oject									
24	Fortune Pride									De-registered l	Project									
2.	Himagauri									Completed Pr	oject									

On-going Project

Sai Krupa



MAHARERA OBSERVATION

RUI UNIVERSAL REALTIES LLP

***** Brief Information of Developer :-

The following information has been deduced from the documents submitted by the Developer as well as available with MahaRERA:-

1. It appears that M/s. Rui Universal Realties LLP through its partners Sham Prabhakar Deshpande is Limited Partnership Firm. The details of such entities and its Partners/directors etc. are as follows:

Sr. No.	Name of the Entity	Partners					
1.	Rui Universal Realities LLP	Sham Prabhakar Desdpande					
1.	Rui Omversai Realities EEi	Nakul Sham Deshpande					
2.	Rui Universal Realities LLP	Prop; Sham Prabhakar Deshpande					

- 2. The Small experience of the group is in redevelopment in recent years.
- 3. We have been noted that, 02 projects for which extension has been taken from MahaRERA.
- 4. We have noted Completion Certificate of 04 Projects has been uploaded and other 02 Projects are Under Construction.
- 5. Complaint have been made in MahaRERA against the Rui Universal Realties LLP.

Sr.	Project	Name of	Complaint	Date of	Complaint		
No	No.	Project	No.	Complaint Filing	Status		
1.	P521000	69	CC005000000	August 2021	Complete		
	25431	Padma	095950				

6. We have noted that, no any Project has found under NCLT and in Sue Moto orders under MahaRERA.

- 7. We have noted that the name of the Developer has not been listed in following list of the Projects declared by MahaRERA authorities as on 13.08.2025 :
 - a. Projects revoked or ab-initio void
 - b. Projects suspended Abeyance
 - c. Projects deregistered
 - d. Projects order issued for non-compliances if QRP
 - e. NCLT Projects
 - f. Lapsed Projects
 - g. Lapsed projects kept in abeyance.

We have tried verifying the aforesaid list with the sister concern names which has not been found.

- 8. We have noted that, no encumbrances and pending litigations have been found in MahaRERA.
- 9. We have noted that, no any projects have been revoked under MahaRERA.
- 10. The detailed list of MahaRERA projects have been enclosed.

❖ MAHARERA PROJECT DETAILS :-

- 1. The detailed report of the MAHARERA verification has been attached herewith for Rui Universal Realties LLP.
- **2.** The compilation of the information and our verification on MahaRERA portal reflects the following (Summary):

Sr. No.	Particulars	Information
1	Total Rui Universal Realties LLP projects	06 Projects
2	MahaRERA registered Projects	06
3	On-going MahaRERA Projects	02
4	Total No. of Units Construction	Residential - 114 Units Commercial - 5 Units
5	Total Area of FSI (Built up)	12,125.62 Sq. Fts.

3. The On-going Biggest Project – 17 Monica Classic

Banner Name - Rui Universal Realities

No. of Units	Buildings proposed
Residential Units – 32	01 Building
	17 Monica Classic

4. The On-going Smallest Project - 18 Cresco

Banner Name - Rui Universal Realities

No. of Units	Buildings proposed
Residential Units - 20	01 Building
	A (Building)

5. The search on aforesaid judicial records does not reflect the cases related to Rui Universal Realties LLP pertaining to non-completion of Projects or delayed Projects.

6.	It appears that the Developer through partner is working since 2009 and has completed many projects prior to 2016 which cannot be verified as on the date of issue of this Report.

M/s. Rui Universal Realties LLP

S	r. Name of the	Proje ct Type	Registration Number	Date of Registration	Name of the Developer	Name of Partners	Proposed date of Completion		DA Details	Location	Area (sq. Mtrs)	Promoter	Particulars		o. Units Comme	Sold Units	No. of Parkin g	Inventory	Project Completion Status	Complaint Details
1	146 Vishwagang	; R	P52100046187	6/20/2022	Rui Universal Realities Llp	Sham Prabhakar Deshpande	7/31/2024	12/31/2024	5372/2022 HVL21 dtd	Sr.no.26,Plot no.146,CTS No.620 Kothrud,	633	Vishwaganga Co- operative Housing	146 Vishwagang		0	5	28	30/06/2024, Sold- 8 units, Unsold- 2	OC no OCC/0615/24 dtd 27/08/2024, Units-	No
	a					Nakul Sham Deshpande			21/03/2022	Haveli, Pune, 411038		Society Limited	а					units, Owner- 13 units	22 units + Parking + Toilet	
2	114 Priyanja	a R	P52100046789	9/10/2022	Rui Universal Re alities Llp	Sham Prabhakar Deshpande	8/31/2024	NA	8435/2022 HVL21 dtd 29/04/2022	Sr.no.26, Plot n o.114, CTS No.5 71at Kothrud, Haveli, Pune, 4	668	Priyanjali Co- operative Housing Society Limited	114 Priyanjali	8	0	6	32	31/12/2024, Sold- 8 units, Owner- 14	OC no. (P) - OCC/1033/24 dtd 05/12/2024, Units- 21 units + Parking + Toilet	No
						Nakul Sham Deshpande			29/04/2022	11038;		Society Ellinted						units	OC no. (F) - OCC/1252/24 dtd 05/02/2025, Units- 1 unit	
13	18 Cresco	Mixe d	PM1260002500 307	7/18/2025	Rui Universal Realities	Sham Prabhakar Deshpande	12/31/2028	No	Not Found	Sr.no.144/1/2/ 2,CTS No.710 at Kothrud, Haveli, Pune, 411038	7384.06	18 Cresco	A (Building)	20	5	0	124		Under Construction	No
4	17 Monica Classic	R	PR1260002500 356	7/24/2025	Rui Universal Realities	Sham Prabhakar Deshpande	12/31/2028	No	6770/2022, HVL21	Sr. No. 27, Plot No. 17, CTS No. 452 at Kothrud, Haveli, Pune, 411038	1037	Rui Universal Realities	17 Monica Classic	32	0	0	53		Under Construction	No
5	34 RUPESH	R	P52100027356	12/6/2020	Sham Prabhakar Deshpande	Individual	12/31/2022	3/31/2023	10734/2019 HVL13 dtd 09/09/2019	SR NO 26 PLOT NO 34 CTS NO 471at Kothrud, Haveli, Pune, 4 11038;	730	RUPESH CO OP HSG SOCIETY	34 RUPESH	24	0	22	1	30/09/2022, Sold- 6 units, Unsold- 4 units, Owner- 14 units	Occupancy Certificate OCC/1231/22, dtd. 28.03.2023, No of Units - 24 Flats + Parking	No

M/s.	Rui	Universal	Realties	LLP
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Sr	Name of the Project	Proje ct	Registration	Date of	Name of the	Name of	Proposed date	Revised date	DA Details	Location	Area (sq.	Promoter	Particulars		o. Units	Sola	No. of Parkin		Project Completion	Complaint Details
No	Project	Туре	Number	Registration	Developer	Partners	of Completion	of Completion			Mtrs)			Reside ntial	Comme rcial	Units	g		Status	·
					Sham Prabhakar				2870/2019	S No 26 CTS No 555		Padmarekha Coop						10/06/2022, Sold- 8 units,	OC (Part) - OCC/0065/22, dtd. 22.04.2022, No of Units - 17 flats.	Mah. RERA Complaint No. CC005000000095950,
6	69 Padma	R	P52100025431	5/29/2020	Deshpande	Individual	10/30/2022		HVL13 dtd 14/02/2019	at Kothrud, Hav eli, Pune, 411038;		Housing Society Ltd	69 Padma	20	0	20	20	Owner- 12 units	OC no. (Full) - OCC/0111/22 dtd 05/05/2022, Units- 3 units	Complainant Name - Sudhir Vithal Mulay, Status- Dismissed
7	38 Shri Hari	Completed Project																		
8	Chandrika Park									Comp	leted Project									
9	Gauri									Comp	leted Project									
10	Prarambh									Comp	leted Project									
11	Madhukund Society	Completed Project																		
12	Ushaprabha Terraces																			
13	Waman Sahanivas	L COMPLETED PROJECT																		
14	1 Ugam									On-g	oing Project									



MAHARERA OBSERVATION

OUR SUMMARY OBSERVATIONS

A. GANGOTREE HOMES:

- 1. Experienced of handling Medium scale projects Both Residential and Commercial.
- 2. Encumbrances/Mortgages found during search on MahaRERA.
- 3. MahaRERA documentation Okay.
- 4. With Redevelopment experience.

B. SK FORTUNE DEVELOPERS:

- 1. Experienced of handling Medium scale projects Both Residential and Commercial.
- 2. No Encumbrances/Mortgages found during search on MahaRERA.
- 3. MahaRERA documentation Okay.
- 4. With Redevelopment experience.

C. RUI UNIVERSAL REALTIES LLP:

- 1. Experienced of handling Small scale projects Residential and Commercial.
- 2. No Encumbrances/Mortgages found during search on MahaRERA.
- 3. MahaRERA documentation Okay.
- 4. With Redevelopment experience.