

DEVELOPER FINAL SELECTION

LEGAL SCRUTINY REPORT



RE-DEVELOPMENT OF
Shreeram Jyoti CHS
PUNE

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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.

L I M I T A T I O N

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

9. We have noted that, no any litigations have been found in MahaRERA.
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 :-**

1. 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 Commercial 71
5	Total Area of FSI (Built up)	166636.88 Sq. Fts.

3. The **on-going Biggest Project – Dashabhuj**

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

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

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																				
S. No.	Name of the Project	Project Type	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	Total no. Units		Sold Units	No. of Parking	Inventory	Complaint Details	Project Completion Status
														Residential	Commercial					
1	KSHITIJ 15	R	P52100049881	3/6/2023	Gangotree Homes (Previously Known As Gangotree Greenbuild)	Makarand Vasant Kelkar Ganesh Dnyaneshwar Jadhav Rajendra Dnyaneshwar Awate	12/31/2025	No	Sr. No. 13114/2022 HVL16 dtd. 29.07.2022	S No 88/3 CTS No 13 42 PLOT No 15 at Parvati, Haveli, Pune, 411009	560	Kshitij Bank of India staff co-op Housing Soc Ltd	KHSITIJ 15	10	0	0	11	20/07/2024, Booked- 4 unit, Allotted- 6 units	No	OC no. - OCC/0755/24 dtd 27/09/2024, Units- 10 units + Parking + Toilet
2	KSHITIJ 23	R	P52100049832	3/6/2023	Gangotree Homes (Previously Known As Gangotree Greenbuild)	Makarand Vasant Kelkar Ganesh Dnyaneshwar Jadhav Rajendra Dnyaneshwar Awate	12/31/2025	No	Sr. No. 13114/2022 HVL16 dtd. 29.07.2022	PLOT No 1351 at Parvati, Haveli, Pune, 411009	512	Kshitij Bank of India staff co-op Housing Soc. Ltd	KSHITIJ 23	14	0	13	8	20/07/2024, Sold- 2 units, Unsold- 1 unit, Allotted- 6 units, Booked- 5 units	No	OC no. - OCC/0754/24 dtd 27/09/2024, Units- 14 units + Parking + Toilet
3	AABHA	R	P52100048400	03/01/2023	Gangotree Homes (Previously Known As Gangotree Greenbuild)	Makarand Vasant Kelkar Ganesh Dnyaneshwar Jadhav Rajendra Dnyaneshwar Awate	12/31/2025	No	Sr. No. 13163/2022 HVL2 dtd. 29.07.2022	55/4/78 at Baner, Haveli, Pune, 411045;	689	Sanjay Baburao Parab	AABHA	28	0	18	15	01/04/2025, Sold- 7 units, Unsold- 9 units, Allotted- 11 units, Booked- 1 units	No	Under Construction
4	Priyadarshan	R	P52100003716	8/6/2017	Gangotree Greenbuild	Rajendra Dnyaneshwar Awate Ganesh Dnyanoba Jadhav Makarand Vasant Kelkar	4/30/2018	No	DA - Sr. No. 10864/2016 HVL22 dtd. 25.07.2016	17 at Kothrud, Haveli, Pune, 411038;	501.62	Priyadarshan Kulkarni	Priyadarshan	4	0	1	1	NA	No	1) OC (P) No. OCC/1858/17, dtd. 23.03.2018, No. of Units - 03 + Parking, 2)OC (F) No. OCC/0570/18, dtd. 31.07.2018, No. of Units - 01
5	Suhrud	R	P52100013402	10/4/2017	Gangotree Greenbuild	Ganesh Dnyanoba Jadhav Makarand Vasant Kelkar Rajendra Dnyaneshwar Awate	12/30/2022	No	Sr. No. 2439/2017 HVL13 dtd. 28.03.2017	CTS No 1367 S No 9 1B 1A at Pune (M Corp.), Pune City, Pune, 411004	2400	Suhrud Co Op housing Soc thr. Chairman Col.K R Fulay	Suhrud	73	0	45	123	NA	No	OC No. OCC/0764/21, dtd. 10.11.2021, No. of Units - 73 units + Parking + Toilet + Society Office
6	Pooja Niwas	R	P52100014775	1/2/2018	Gangotree Greenbuild	Ganesh Dnyanoba Jadhav Rajendra Dnyaneshwar Awate Makarand Vasant Kelkar	12/30/2022	12/31/2024	Sr. No. 4421/2017 HVL13 dtd. 16.05.2017	S No 82/1/4 Katraj Puneat Katraj, Haveli, Pune, 411046	2784.01	Pooja Niwas Co Op Hsg Society	Pooja Niwas	118	0	0	97	20/04/2024, Sold- 58 units, Unsold- 9 units, Alloted- 52 units	No	OC no. - OCC/0571/24 dtd 19/08/2024, No. of Units- 118 units + Basement + Stilt + Podium Parking

S. No.	Name of the Project	Project Type	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	Total no. Units		Sold Units	No. of Parking	Inventory	Complaint Details	Project Completion Status
														Residential	Commercial					
7	SALEEL 16	R	P52100029108	26/04/2021	Gangotree Greenbuild	Makarand Vasant Kelkar	12/31/2024	No	Sr. No. 4721/2021 HVL04 dtd. 26.03.2021	CTS NO.1343 at Parvati, Haveli, Pune, 411009	564	Saleel Co Op Hsg Society	SALEEL16	12	0	0	11	NA	No	OC No. OCC/0579/23 dtd. 08.09.2023, No. of Units - 12 units + full parking + Room
						Ganesh Dnyaneshwar Jadhav														
						Rajendra Dnyaneshwar Awate														
8	SALEEL 21	R	P52100029109	4/26/2021	Gangotree Greenbuild	Makarand Vasant Kelkar	12/31/2024	No	Sr. No. 4721/2021 HVL04 dtd. 26.03.2021	CTS No 1345 at Parvati, Haveli, Pune, 411009	544.4	SALEEL21	SALEEL21	10	0	0	10	NA	No	OC No. OCC/0578/23 dtd. 08.09.2023, No. of Units - 11 units + full parking + Room
						Ganesh Dnyaneshwar Jadhav														
						Rajendra Dnyaneshwar Awate														
9	Prabhakar Smruti	R	P52100032653	1/17/2022	Gangotree Greenbuild	Makarand Vasant Kelkar	12/31/2024	No	Sr. No. 17634/2021 HVL16 dtd. 10.12.2021	Plot No. 122, CTS No. 578 at Kothrud, Haveli, Pune, 411038	708	Gangotree Greenbuild	Prabhakar Smruti	24	0	20	27	20/07/2024, Sold- 2 units, Booked- 6 units, Unsold- 3 units, Alloted- 13	No	OC no. - OCC/0438/24 dtd 16/07/2024, Units- 24 units + Parking + Toilet
						Ganesh Dnyaneshwar Jadhav						Prabhakar Smruti Co Op Hsg Society Ltd								
						Rajendra Dnyaneshwar Awate														
10	Chandras	R	P52100031769	09/11/2021	Gangotree Homes (Formerly Known As Gangotree Greenbuild)	Makarand Vasant Kelkar	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	Chandras Co Op Hsg Society	Chandras, Neelkanth Building	24	0	21	37	01/07/2025, Sold- 8 units, Unsold- 2 units, Rehab- 14 units	No	Under Construction
						Ganesh Dnyaneshwar Jadhav														
						Rajendra Dnyaneshwar Awate														
11	LAXMIKRUPA	R	P52100045252	10/05/2022	Gangotree Greenbuild	Makarand Vasant Kelkar	12/31/2025	No	Sr. No. 17552/2021 HVL16 dtd. 10.12.2021	Plot No 33 CTS No 995at Kothrud, Haveli, Pune, 411038;	1196.46	LAXMIKRUPA CO OP HSG SOCIETY LTD	LAXMIKRUPA	35	52	13	27	01/04/2025, Sold- 25 units, Unsold- 28 units, Booked- 6 units, Alloted- 34 units	No	Under Construction
						Ganesh Dnyaneshwar Jadhav														
						Rajendra Dnyaneshwar Awate														
12	Shubhankaroti Phase I	R	P52100010596	31/08/2017	Vishva Gangotree Buildcon	Ganesh Dnyanoba Jadhav	12/31/2019	No	Not Found	Gat No. 323 at Pirangut, Mulshi, Pune, 412115	2550	No	Shubhankaroti Phase I	32	0	2	18	NA	No	Completion Certificate Not Uploaded, Declaration related to project has been abandoned & cancelled booking.
						Rajendra Dnyaneshwar Awate														
						Makarand Vasant Kelkar														
						Ameya Ravee Dhotre														
						Vishwajeet Ravee Dhotre														
13	Shubhangan Phase I	O	P52100004294	09/08/2017	Venkateshwara Gangotree Associates	Ganesh Dnyanoba Jadhav	12/31/2018	No	Sr. No. 7007/2013 HVL Mulshi 2 dtd. 02.09.2013	Gat No 321 at Pirangut, Mulshi, Pune, 412115	5421	Dattatrya Sakharam Gole and other 13	B Wing	87	0	79	87	NA	No	OC No. 1706/15-16, dtd. 01.06.2018, No. of Units - B wing - 87 units + C wing - 63 units + D wing - 6 units + Club House
						Rajendra Dnyaneshwar Awate							C Wing	63	0	55	32			
						Makarand Vasant Kelkar							D Wing	0	6	5	6			
						Vasant Dattatraya Basale														
						Vikram Vasant Basale														
						Yashwant Dattatraya Basale														
						Pratap Kamalakar Basale							Club House	1	0	0	0			

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														Residential	Commercial					
14	PRAJAKTA	R	P52100046043	6/15/2022	Vishva Gangotree Buildcon	Makarand Vasant Kelkar	12/31/2025	No	Sr. No. 6089/2022 HVL16 dtd. 18.04.2022	CTS 694 at Karve Nagar, Haveli, Pune, 411052;	1591	PRAJAKTA APARTMENT CONDOMINIUM	PRAJAKTA	57	0	12	49	01/04/2025, Sold- 8 units, Unsold- 7 units, Alloted- 37 units, Booked- 5 units	No	Under Construction
						Ganesh Dnyanoba Jadhav														
						Rajendra Dnyaneshwar Awate														
						Vishwajit Ravikant Dhotre														
						Ameya Ravikant Dhotre														
15	SANGEET DHARA	R	P52100048529	1/6/2023	Vishva Gangotree Buildcon	Makarand Vasant Kelkar	12/31/2025	No	Sr. No. 13059/2022 HVL16 dtd. 27.07.2022	PLOT NO.26 CTS NO.1077/12at Kothrud, Haveli, Pune, 411038;	524.85	Sangeetdhara Cooperative Housing Society Ltd.	SANGEETDHARA	21	0	21	11	01/01/2025, Sold- 6 units, Booked- 3 units, Alloted- 12 units	No	OC no. - OCC/1402/24 dtd 12/03/2025, Units- 21 units + Parking + Toilet
						Jadhav Ganesh Dnyanoba														
						Awate Rajendra Dnyaneshwar														
						Vishwajit Ravee Dhotre														
						Ameya Ravikant Dhotre														
16	DASHABHUJA	O	P52100052817	10/5/2023	Gangotree Homes (Formerly Known As Gangotree Greenbuild)	Makarand Vasant Kelkar	12/31/2027	No	Sr. No. 15424/2022 HVL16 dtd. 07.09.2022	CTS No 879 S No 121+122 Plot No 86at Kothrud, Haveli, Pune, 411038	1682.8	Dashbhuja CoOp. Housing Society	DASHABHUJA	98	7	0	51	01/07/2025, Sold- 3 units, Unsold- 58 units, Booked- 3 units, Rehab- 41 units	No	Under Construction
						Ganesh Dnyanoba Jadhav														
						Rajendra Dnyaneshwar Awate														
17	PUSHPALATA	R	P52100052858	10/5/2023	Gangotree Homes (Formerly Known As Gangotree Greenbuild)	Makarand Vasant Kelkar	12/31/2026	No	Sr. No. 15254/2023 HVL16 dtd. 04.08.2023	CTS 565 S No 26/1+2+3+4 Plot No 129 at Kothrud, Haveli, Pune, 411038	708	PUSHPALATA COOP HOUSING SOCIETY LTD	PUSHPALATA	24	0	17	30	01/07/2025, Sold- 7 units, Unsold- 2 units, Rehab- 15 units	No	Under Construction
						Ganesh Dnyanoba Jadhav														
						Rajendra Dnyaneshwar Awate														
18	MANISHA PARK	R	P52100053735	11/28/2023	Gangotree Homes (Formerly Known As Gangotree Greenbuild)	Makarand Vasant Kelkar	12/31/2026	No	Sr. No. 8385/2023 HVL16 dtd. 19.05.2023	CTS 638 S No 26 Plot No 169at Kothrud, Haveli, Pune, 411038;	597	Manisha Park CoOP Society Ltd	Manisha Park	35	0	25	19	01/07/2025, Sold- 3 units, Unsold- 2 units, Booked- 12 units, Rehab- 18 units	No	Under Construction
						Ganesh Dnyanoba Jadhav														
						Rajendra Dnyaneshwar Awate														
19	PREMANAND-A	R	P52100055780	4/16/2024	Gangotree Homes (Formerly Known As Gangotree Greenbuild)	Makarand Vasant Kelkar	12/31/2027	No	Sr. No. 533/2024 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, 411030	1800	Premanand A CoOp Housing Society	PREMANANDA	66	0	4	66	01/07/2025, Sold- 4 units, Unsold- 20 units, Booked- 2 units, Rehab- 40 units	No	Under Construction
						Ganesh Dnyanoba Jadhav														
						Rajendra Dnyaneshwar Awate														

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														Residential	Commercial					
20	PREMANAND-B	R	P52100055934	4/29/2024	Gangotree Homes (Formerly Known As Gangotree Greenbuild)	Makarand Vasant Kelkar	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, 411030	1695.5	Premanand B CoOp Housing Society	PREMANANDB	60	0	23	62	01/07/2025, Sold- 1 unit, Unsold- 22 units, Booked- 1 units, Alloted- 1 unit, Rehab- 35 units	No	Under Construction
						Ganesh Dnyanoba Jadhav														
						Rajendra Dnyaneshwar Awate														
21	GANESH DEEP	O	P52100076727	6/21/2024	Gangotree Homes (Formerly Known As Gangotree Greenbuild)	Makarand Vasant Kelkar	12/31/2027	No	Sr. No. 1653/2024 HVL16 dtd. 18.01.2024	CTS No. 755/85, Plot No. 87, S. No. 14/129/130/131 at Kothrud, Haveli, Pune, 411038;	518.51	Ganeshdeep CoOperative Housing Society	GANESHDEEP	16	4	4	3	01/07/2025, Sold- 4 units, Unsold- 4 units, Booked- 3 units, Rehab- 9 units	No	Under Construction
						Ganesh Dnyanoba Jadhav														
						Rajendra Dnyaneshwar Awate														
22	TULIP	R	P52100077644	10/17/2024	Gangotree Homes	Makarand Vasant Kelkar	12/31/2027	No	Sr. No. 10664/2024 HVL11 dtd. 21.06.2024	CTS 752 PLOT NO 22 S NO 133at Kothrud, Haveli Pune, 411038;	441	Tulip Apartment Condominium	TULIP	12	0	4	11	01/07/2025, Sold- 4 units, Booked- 2 units, Rehab- 6 units	No	Under Construction
						Ganesh Dnyanoba Jadhav														
						Rajendra Dnyaneshwar Awate														
23	SIDDHARTH	R	P52100077732	10/24/2024	Gangotree Homes	Makarand Vasant Kelkar	1/30/2027	No	Sr. No. 10762/2024 HVL11 dtd. 18.06.2024	CTS No. 90, Final Plot No. 124Bat Erandwane, Haveli, Pune, 411004;	506.87	Siddharth Apartment Condominium	Siddharth	9	0	2	15	01/07/2025, Sold- 1 unit, Booked- 1 unit, Rehab- 7 units	No	Under Construction
						Ganesh Dnyanoba Jadhav														
						Rajendra Dnyaneshwar Awate														
25	VIDURKRUPA	R	PR1260002500335	7/22/2025	Gangotree Homes	Makarand Vasant Kelkar Ganesh Dnyanoba Jadhav Rajendra Dnyaneshwar Awate	10/31/2028	No	7533/2025 HVL16 dtd. 27.03.2025	CTS No. 1077/10, S. No. 91/2, Plot No. 30 at Kothrud, Haveli, Pune, 411038	506.22	Vidurkrupa Co-Operative Housing Society Ltd	Vidurkrupa	9	0	0	15	No	No	Under Construction
26	PRANALI	R	P52100080449	6/5/2025	Gangotree Homes	Makarand Vasant Kelkar Ganesh Dnyanoba Jadhav Rajendra Dnyaneshwar Awate	12/31/2028	No	22782/2024 HVL04 dtd. 27.12.2024	CTS No. 850, S. No. 121+122, Plot No. 58at Kothrud, Haveli, Pune, 411038;	1069.88	Pranali Co-Op. Housing Society Ltd	PRANALI	4	0	0	6	01/07/2025, Unsold- 1 unit, Rehab- 3 units	No	Under Construction
27	VILLAMANT	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	Project Type	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	Total no. Units		Sold Units	No. of Parking	Inventory	Complaint Details	Project Completion Status
														Residential	Commercial					
28	CASUARINA - CLUSTER C AND D	C	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	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	Casuarina - Country Homes	R	P52100079335	2/28/2025	Gangotree Homes and Holidays	Ganesh Dnyanoba Jadhav Rajendra Dnyaneshwar Awate	12/31/2029	No	Not Found	34/6 at Kurunji, Bhor, Pune, 412206	12452.25	Gangotree Homes and Holidays	NA	NA	NA	NA	24	01/07/2025, Sold- 5 units, Unsold- 19 units	No	Under Construction
30	BOUGAIN VILLA -		P52100011902	Kept in Abeyance																
31	BOUGAIN VILLA -		P52100011459	Kept in Abeyance																
32	BOUGAIN VILLA -		P52100009058	Kept in Abeyance																
33	DHANVANTARI	Completed Project																		
34	SHUBHANKAR	Completed Project																		
35	Orange Srushti	Completed Project																		
36	Niramay	Completed Project																		
37	Swanandi	Completed Project																		
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 :-

1. It appears that M/s. SK Fortune Developers through its prop: Sh. Satish Shivilal 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 Shivilal Kokate, Ramesh Sampatrao Dhavale, Sneha Satish Kokate
3.	SK Fortune Developers	Prop: Satish Shivilal Kokate
4.	Fortune Coporation	Satish Shivilal Kokate, Mahesh Shankar Magar
5.	Fortune Associates	Mugdha and Mukta Realities, Satish Shivilal
6.	Fortune Group	Sharmila Real Estate, Mahesh Shankar, Kishor Shankar, Sandip Sadashiv, Mangesh Somnath, Satish Shivilal
7.	SK Fortune Group	Prop: Satish Shivilal 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.

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. SK Fortune Developers has disclosed 08 projects of Redevelopment completed/executed in Pune.

SK Fortune Developers																				
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. Units		Sold Units	No. of Parking	Inventory	Complaint No.	Project Completion status
														Residenti al	Comm ercial					
1	VRUKSHVELI	R	P52100030782	13/9/2021	FORTUNE DEVELOPERS	Satish Kokate Ramesh Dhavale Sneha Kokate	31/12/2024	NA	dtd 29/03/2021	Final plot no 76 Sub plot no 29, Law College Road, Shanti Sheela Society, Erandwane at Pune (M. Corp), Pune City, Pune-04	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
2	SHRUTIVIHAR	R	P52100026810	25/10/2020	FORTUNE DEVELOPERS	Satish Kokate Ramesh Dhavale Sneha Kokate	20/4/2024	NA	9388/2019 HVL01 dtd 09/01/2020	35/18, Prabhat Road Lane No-8, Erandwane at Pune (M.Corp), Pune City, Pune-04	896.67	Shruti Vihar Co-operative Housing Society Ltd	Shrutivihar	24	0	5	15	Sold-5 units	No	OC no. - OCC/0823/22 dtd 28/11/2022, Units- 22 units + Parking
3	PARISAR APARTMENT	R	P52100035108	10/5/2022	FORTUNE DEVELOPERS	Satish Kokate Ramesh Dhavale Sneha Kokate	31/12/2026	NA	dtd 04/02/2022	Final plot no - 54/1 CTS no 109 Erandwane at Pune (M. Corp), Pune City, Pune-04	1015.76	Parisar Apartments	Parisar Apartment	34	0	0	11	NA	No	OC no. - OCC/0875/24 dtd 23/10/2024, Units- 27 units + Parking + Toilet
4	SMITA APARTMENT	R	P52100033240	9/2/2022	FORTUNE DEVELOPERS	Satish Kokate Ramesh Dhavale Sneha Kokate	31/12/2024	NA	dtd 12/10/2021	Final plot no 56/2 Erandwane Bhonde Colony at Pune (M.Corp), Pune City, Pune-04	752.69	Smita Apartment	Smita Apartment	33	0	0	0	NA	No	OC no. - OCC/0219/24 dtd 31/05/2024, Units- 28 units + Parking + Toilet
5	FORTUNE PERFECT	R	P52100015917	9/4/2018	FORTUNE HOMES	Satish Shivilal Kokate Ramesh Sampatrao Dhavale Sneha Satish Kokate	30/5/2024	NA	9469/2017 HVL03 dtd 18/09/2017	Survey no 1, Hissa no 2/2/1, 2/2/2/, 2/2/3, 2/2/4, 2/2/5 at kondhwa BK, Haveli, Pune, 411048	16200	Fortune Homes Shivaji Bhiku Gaikwad Dagadabai Shivaji Gaikwad Sambaji Shivaji Gaikwad Tanaji Shivaji Gaikwad Chandrakant Shivaji Gaikwad	5 bldg, 4 Bungalow, 1 Clubhouse	Bldg A 96 Bldg B 96 Bldg C 96 Bldg D 96 Bldg E 64 Bungalow no. 1,2,3,4 & Clubhous e	0 0 0 0 60 0	284	72 0 50 72 0 0	Bldg A - Sold- 96 units; Bldg B - Sold- 96 units; Bldg C - Done- 48 units; Bldg D - Sold- 96 units;	No	OCC/0014/21 dtd 05/04/2021, Units- 96 units + Parking 05/04/2021 OCC/0525/21 dtd. 16/09/2021, Units- 96 units + Parking OCC/0703/21 dtd 28/10/2021, Units - 96 units + Parking OCC/0182/21 Dtd. 16/06/2021, Units- 96 units + Parking OCC/0526/21 Dtd. 16/09/2021, Units- 10 shops + 50 offices + 64 tenements + Parking 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

SK Fortune Developers																				
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. Units		Sold Units	No. of Parking	Inventory	Complaint No.	Project Completion status
														Residenti al	Comm ercial					
19	Ankur	R	P52100049906	3/6/2023	Sk Fortune Developers	Satish Shivlal Kokate	12/31/2026	NA	13151/2022 HVL03 dtd 07/09/2022	Final plot no 70/13, CTS no 47/13A, Erandwane, Tal Haveli, Pune (M. Corp), Pune city, Pune, 411004	658.24	No	Ankur	24	0	0	13	NA	No	Under Construction
						Mahesh Shankar Magar														
						Kushal Indramal Medtia														
20	Madhvachhaya	R	P52100053769	11/28/2023	Fortune Developers	Satish Shivlal Kokate	6/16/2025	NA	5551/2023 HVL26 dtd 06/04/2023	Final plot no 521 CTS no 1137, S no 121/1, Sub plot no 03, Shivajinagar, Bhamburda, Pune (M. Corp), pune city, pune, 411005	507.88	No	Madhvachhaya	14	0	0	0	NA	No	Completion Certificate not uploaded
						Sneha Satish Kokate														
21	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
22	Chintamani	Completed Project																		
23	Prathamesh	Completed Project																		
24	Fortune Pride	De-registered Project																		
25	Himagauri	Completed Project																		
26	Sai Krupa	On-going Project																		



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 Realities 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 Deshpande 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 Realities LLP.

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

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 Realities 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 Realities 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 Realities 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																				
Sr. No	Name of the Project	Project Type	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	Total no. Units		Sold Units	No. of Parking	Inventory	Project Completion Status	Complaint Details
														Residential	Commercial					
1	146 Vishwaganga	R	P52100046187	6/20/2022	Rui Universal Realities Llp	Sham Prabhakar Deshpande	7/31/2024	12/31/2024	5372/2022 HVL21 dtd 21/03/2022	Sr.no.26,Plot no.146,CTS No.620 Kothrud, Haveli, Pune, 411038	633	Vishwaganga Co-operative Housing Society Limited	146 Vishwaganga	10	0	5	28	30/06/2024, Sold- 8 units, Unsold- 2 units, Owner- 13 units	OC no.- OCC/0615/24 dtd 27/08/2024, Units- 22 units + Parking + Toilet	No
				Nakul Sham Deshpande																
2	114 Priyanjali	R	P52100046789	9/10/2022	Rui Universal Realities Llp	Sham Prabhakar Deshpande	8/31/2024	NA	8435/2022 HVL21 dtd 29/04/2022	Sr.no.26, Plot no.114, CTS No.571at Kothrud, Haveli, Pune, 411038;	668	Priyanjali Co-operative Housing Society Limited	114 Priyanjali	8	0	6	32	31/12/2024, Sold- 8 units, Owner- 14 units	OC no. (P) - OCC/1033/24 dtd 05/12/2024, Units- 21 units + Parking + Toilet	No
						Nakul Sham Deshpande													OC no. (F) - OCC/1252/24 dtd 05/02/2025, Units- 1 unit	
3	18 Cresco	Mixed	PM1260002500307	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	PR1260002500356	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, 411038;	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 Realities LLP

Sr. No	Name of the Project	Proje ct Type	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	Total no. Units		Sold Units	No. of Parkin g	Inventory	Project Completion Status	Complaint Details	
														Reside ntial	Comme rcial						
6	69 Padma	R	P52100025431	5/29/2020	Sham Prabhakar Deshpande	Individual	10/30/2022	NA	2870/2019 HVL13 dtd 14/02/2019	S No 26 CTS No 555 at Kothrud, Hav eli, Pune, 411038;	600	Padmarekha Coop Housing Society Ltd	69 Padma	20	0	20	20	10/06/2022, Sold- 8 units, Owner- 12 units	OC (Part) - OCC/0065/22, dtd. 22.04.2022, No of Units - 17 flats.	Mah. RERA Complaint No. CC005000000095950, Complainant Name - Sudhir Vithal Mulay, Status- Dismissed	
																					OC no. (Full) - OCC/0111/22 dtd 05/05/2022, Units- 3 units
7	38 Shri Hari	Completed Project																			
8	Chandrika Park	Completed Project																			
9	Gauri	Completed Project																			
10	Prarambh	Completed Project																			
11	Madhukund Society	Completed Project																			
12	Ushaprabha Terraces	Completed Project																			
13	Waman Sahanivas	Completed Project																			
14	1 Ugam	On-going 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.