

Buyer's Report

Life Republic Sector R22 / 22nd Avenue

Atmos / Phase-II

Buildings A, F & G · Jambe, Mulshi, Pune

MahaRERA P52100056082 · Reviewed 16 September 2026

The buying decision

- **Worth considering for a patient buyer.** The filed plans offer useful family layouts and a substantial shared amenity setting. This remains an under-construction purchase: the latest progress evidence is June 2026 and the registered completion date is 30 April 2029.
- **Start with the actual household need.** For a conventional three-bedroom home, compare A1104, A0508 and G1304. For two bedrooms without a first- or top-floor compromise, start with A1403. F0201 is a two-bedroom-plus-study alternative; F0607 is F's distinctive genuine three-bedroom option.
- **Do not buy on the unsold valuation column.** The Rs 39–66 lakh figures in that column are not asking prices. Current quotes, payment schedules and inclusions are not supplied.

483 homes · 325 marked sold · 118 booked · 40 unsold. The remaining choice is 21 in A, four in F and 15 in G. All 40 are compared in this report, together with the layouts, shared services, finances and ownership terms that affect the decision.

Source: MahaRERA sold/unsold inventory and header records, captured 16 September 2026; architect's Progress Certificate, 30 June 2026, pp.2–5; sanctioned Sector R22 sheets 8, 42 and 48, p.1 each. Recommendations are this report's judgement, explained inside.

The principal conditions before committing are a unit-specific mortgage position, a clear account of the shared amenities and perpetual land lease, the complete sale agreement, and a credible dated handover plan. No site visit or current market quotation is part of this evidence.

Find your way

Choices: p.2 · Site and services: pp.3–5 · Layouts and daily life: pp.6–14

Delivery and money: pp.15–18 · All unsold homes: pp.19–20

Negotiation: p.21 · Title, terms and disputes: pp.22–24 · Sources: p.25

1 Which homes to pursue first

There is no single best flat for every household. These are starting choices from the filed unsold list, assuming broadly comparable quotations. Unit names below omit the common prefix LRR22; A1104 means Building A, floor 11, unit ending 04.

Priority	First choice and alternatives	Meaningful trade-off
Three bedrooms, middle floor	A1104 , 84.19 sq m. Compare A0704 and A1701.	A led the June construction figures. A1104 is the north-east corner; A1701 gives the west end instead. North-side rooms look into the sector, not onto a permanently open landscape.
South-side home; compare entrance direction	A0508 , 86.11 sq m. Compare A0405, 84.41 sq m.	A0508 has south/west exposures and an east-facing entrance; A0405 has south/east exposures and a west-facing entrance. The west end may receive more afternoon sun. The transformer reservation lies south/east of A; it is more directly aligned with the 05 side.
Three bedrooms with west-side podium outlook	G1304 , 85.77 sq m; G1501, 86.76 sq m.	G1304 is the north-west corner towards F; G1501 is the south-west corner towards A. Both avoid the first and top floors. West-facing rooms need afternoon shading.
Two bedrooms, middle floor	A1403 , 62.15 sq m; lower-floor alternative A0203.	A1403 avoids the roof and parking-level conditions of the G alternatives. Its north-side main rooms and internal outlook may suit buyers who dislike east/west glare. Daylight still depends on neighbouring mass.
Two bedrooms; east-facing entrance preference	A1403 , 62.15 sq m; F0204 / F2004, 64.71 sq m; G2102, 63.86 sq m.	A1403 combines an east-facing entry with north-facing main rooms. The F/G alternatives have east entries and west-facing rooms; F0204 is low and F2004/G2102 are top-floor homes.
Home office without paying for three full bedrooms	F0201 , 77.62 sq m.	Two bedrooms plus a 2.45 × 2.45 m study and a separate work nook. Useful for calls or a single guest; it is not equivalent to A/G's three-bedroom corner plans.
Three bedrooms with east-facing main rooms	F0607 , 87.75 sq m; low-floor G0205 / G0208.	F0607 has three bedrooms and three toilets, but is beside a common refuge bay. G alternatives are conventional corner homes, on floor 2, with adjacent-land rather than guaranteed park outlooks.

Source: MahaRERA sold/unsold inventory; Sector R22 layout sheet 1; A sheet 8; F sheet 42; G sheets 48–49 (all p.1). Direction means approximate plan orientation; entrance direction is the direction faced when leaving the home. No Vastu or resale premium is assumed.

For an immediate move, this filing does not establish a suitable option. A finished competing home with its occupancy certificate is the appropriate alternative to compare, including rent during this project's remaining construction period. No named outside project has been supplied for a fair comparison.

2 What you are buying into

Item	Filed position
Registered project	Atmos / Phase-II: A, F and G; 483 residential homes. No shops or plotted-home inventory in this registration.
Location and promoter	Jambe, Mulshi, Pune, within PMRDA jurisdiction. Current portal promoter: Kolte-Patil Developers Limited. Earlier documents name Kolte-Patil Integrated Townships Limited (KPIT).
Registration and completion	Registered 10 May 2024. Original completion 31 December 2028; current header and extension record show 30 April 2029.
Buildings on the drawings	A: parking + 22 residential floors, 169 homes. F: lower ground + upper ground + parking + 20, 153 homes. G: upper ground + parking + 21, 161 homes. Heights about 71 m.
Approval evidence	PMRDA-stamped Sector R22 drawing set, C.R. 2939/22–23. Its approval stamp refers to conditions in Annexure A; a January 2026 upload is not itself evidence of a new 2026 sanction.
The larger land schedule	The title report covers 67,133 sq m across four survey identities. That is a different boundary from the 36,044.75 sq m sector and this phase's 8,198.27 sq m allocation.

Source: MahaRERA header, buildings, unit-summary and plot records; Area Declaration, 13 March 2024, p.1; UDK Legal Title Report, 8 March 2024, pp.1–2; Sector R22 sheet 1, p.1. Unit totals use numbered inventory, reconciled to the drawings.

A 483-home phase in a larger shared sector

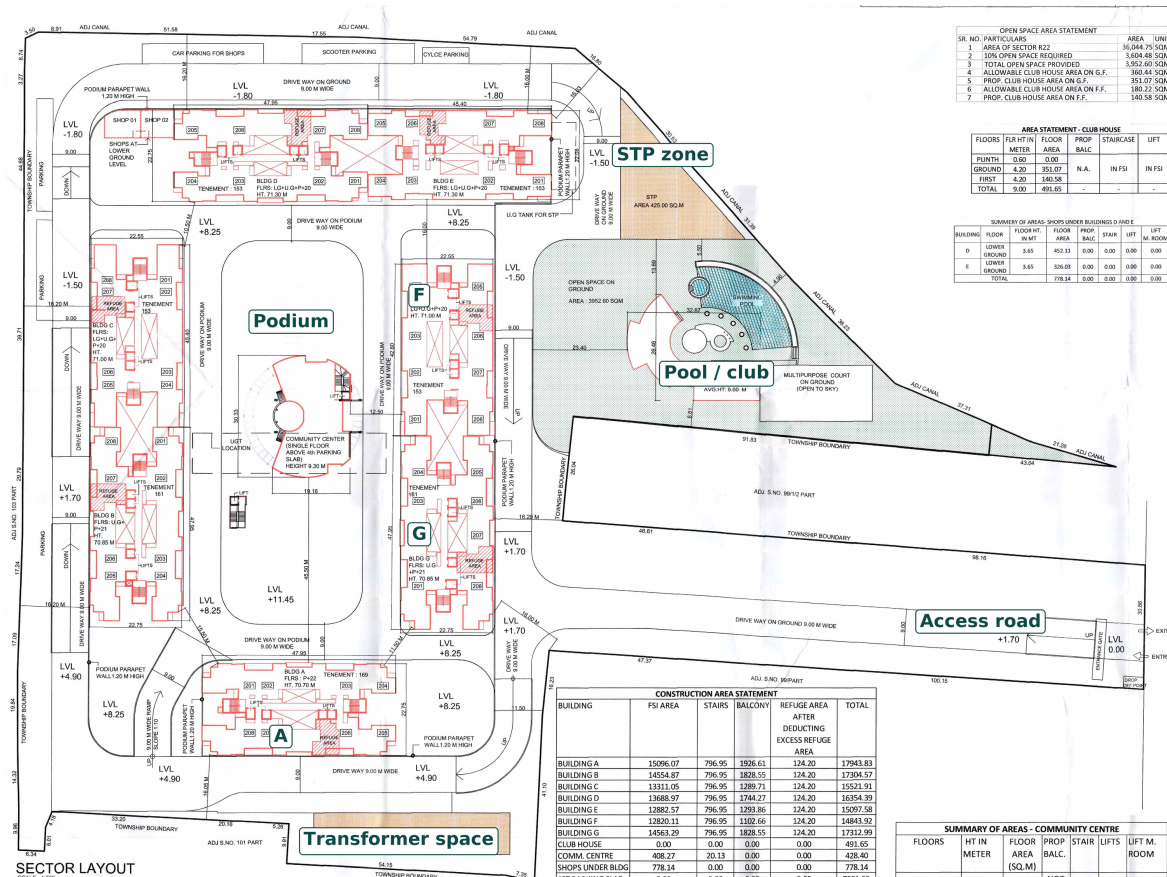
Sector allocation	Area, sq m	Scope
Phase I	16,361.78	B, C, D, E and shops; separate registration P52100051765
Phase II	8,198.27	A, F, G — this purchase choice
Subsequent phase	7,532.10	Reserved future phase allocation in the declaration
Open space	3,952.60	Sector open space, not a private Phase-II garden
Total	36,044.75	Drawn sector: 1,103 homes and 15 shops

Source: Area Declaration and Parking Declaration, 13 March 2024, p.1 each; Sector R22 layout sheet 1, p.1, proforma and open-space statement.

The stated open space is **10.97% of the sector**, or about **3.58 sq m per drawn home** across 1,103 homes, before considering any later change in load. Dividing it only by Phase-II's 483 homes would overstate the provision. The separate landscaped podium adds usable outdoor space, but its full usable landscape area and future sharing terms are not quantified here.

The filed agreement clauses contemplate later phases and shared organisations. Treat the scheme as a continuing community with common operating costs, rather than assuming three towers have exclusive use of every facility shown.

3 The site, as a resident will use it



Sector R22: A south, F north-east, G between them. The eastern road reaches the towers along an access spur.

Source: Sector R22 layout, sheet 1 of 57, p.1. Source pixels cropped and labelled. North is broadly towards the top; compass bearings are approximate.

The central landscaped podium faces A's north side and F/G's west sides. The separate pool and clubhouse sit to the east/north-east of F. G's immediate east side instead meets the driveway and land marked adjoining Survey 99/1/2 (part); the road is farther along the access spur. A "park-facing" or "road-facing" premium therefore needs the exact room and floor identified.

The canal is drawn along the north and north-east boundary. It offers separation from building plots at that edge, but the plan does not establish water quality, seasonal flooding or a protected view. The STP label marks a 425 sq m sewage-treatment zone beside the amenity area; it is not a dimensioned equipment footprint or proof of nuisance.

Source: Sector R22 sheet 1, p.1; MahaRERA header boundary record. These are physical relationships on the plan, not predictions of noise, odour or flood risk.

4 Amenities, access and the cost of upkeep

The scheme has two distinct social spaces. The **clubhouse** drawing shows a multipurpose hall, reception, double-height badminton court, gym above, adult and children's pools. The **community centre** on the podium shows indoor games, a multipurpose hall and society office. This is useful variety for families, but each building and pool brings cleaning, staffing and repair costs shared beyond this phase.

Source: Clubhouse sheets 55–56 and Community Centre sheet 57, p.1 each. These are planned facilities; completion and contractual entitlements are separate matters.

The garden is raised, and visitor parking is limited

Sheet 1 places the central landscape at **+11.45 m** and the surrounding podium driveway at **+8.25 m**: a 3.20 m level difference. Lifts and stairs are drawn around the community-centre/podium arrangement. For children, older residents and prams, the useful amenity route is the accessible route between levels; it cannot be judged as a single flat garden from the layout alone. Continuous step-free access and operating lift arrangements are not established by these sheets.

Parking declaration	What it means
Phase II: 483 car + 483 scooter spaces	Aggregate allocation equals one of each per home. It does not identify the particular bay, access width or contractual allotment for an offered flat.
Sector: 1,129 cars, 2,254 scooters	Includes 620 Phase-I cars, 12 commercial cars and 14 visitor cars. The declaration puts 1,103 additional scooter spaces under the subsequent phase.
14 visitor car spaces	About one visitor car space per 79 drawn homes ($1,103 \div 14$). Festival and weekend visitors may compete for space; overflow arrangements matter.

Source: Parking Declaration, 13 March 2024, p.1; Sector R22 layout and section sheets 1 and 54, p.1 each. Bay counts are not evidence of ownership of a space.

Water provision expressly relies on the township

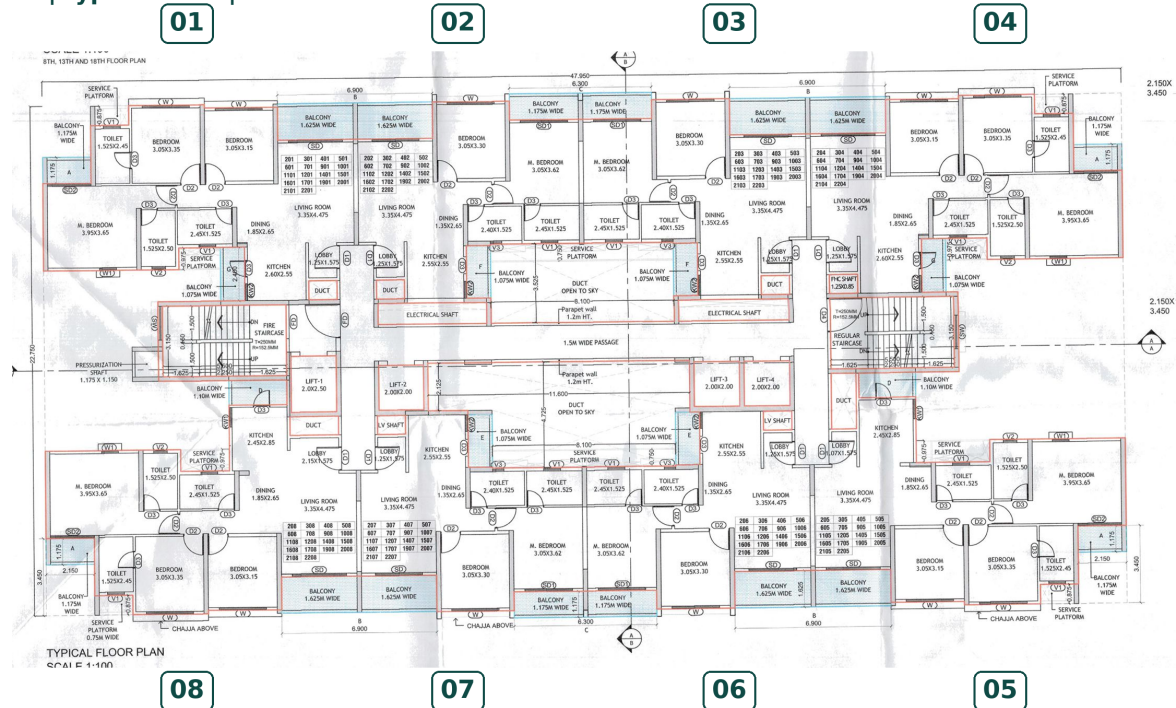
Tower	Daily demand, L	Domestic + flushing provision, L	Balance via township WTP, L
A	76,050	40,000 + 20,000 = 60,000	16,050
F	68,850	41,000 + 23,000 = 64,000	4,850
G	72,450	42,000 + 23,000 = 65,000	7,450
Total	217,350	189,000	28,350

Source: Water requirement statements: A roof sheet 9, F roof sheet 43, G roof sheet 50, p.1 each. Design basis: five people per home $\times$ 90 litres/person/day. Each adds 10,000 litres of fire water in the overhead tank, excluded from domestic totals.

The schedules explicitly assign the balance to the township water-treatment plant (WTP). They do not demonstrate an operating shortfall, daily service reliability or a full day of independent reserve. The household consequence is dependence on township supply and pumping, alongside the shared lifts, fire systems, sewage treatment and pools. The filing supplies no maintenance tariff or in-flat backup specification from which to estimate bills or power coverage.

5 Building A: the widest remaining choice

A | typical floor | north side above



South side below | numbers are unit endings

A typical floor: eight homes, with full north and south halves shown.

Source: Sanctioned A typical/refuge plan, sheet 8 of 57, p.1 (April 2024 upload, checked against the January 2026 compressed copy). Unit endings added outside the drawing.

Ending	Layout / carpet, sq m	Main position	Unsold floors
01	3 bed / 84.19	North-west	12, 13, 17, 21, 22
02	2 bed / 62.15	North	None
03	2 bed / 62.15	North	2, 14
04	3 bed / 84.19	North-east	2, 3, 7, 11, 21, 22
05	3 bed / 84.41	South-east	1, 2, 3, 4
06	2 bed / 62.15	South; absent on refuge floors	None
07	2 bed / 62.15*	South	None
08	3 bed / 86.11	South-west	1, 2, 5, 22

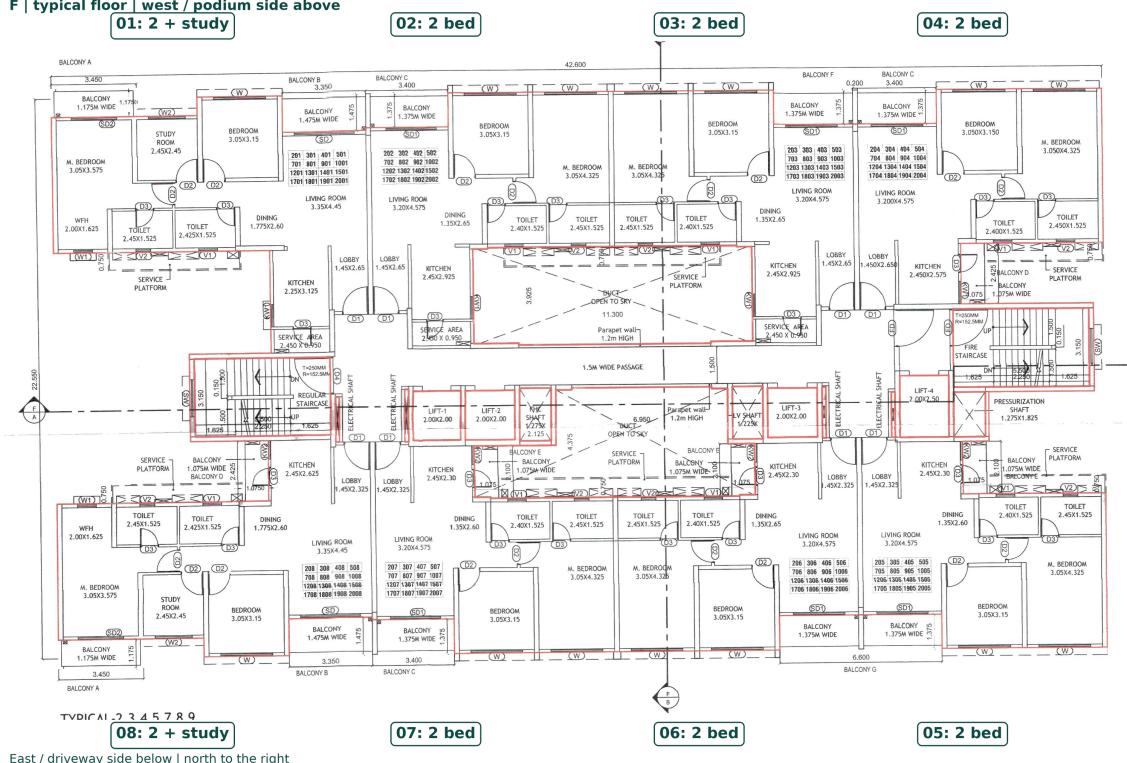
Source: MahaRERA sold/unsold inventory; A sheets 7–8, p.1 each. *On floors 8/13/18, 07 becomes 84.66 sq m with two bedrooms plus study; 06 is replaced by the refuge bay.

A has 18 eight-home typical floors, three seven-home refuge floors and four homes on floor 1: **144 + 21 + 4 = 169**. Four lifts and two stairs serve the floor plate. The north side faces internal circulation and the podium/G side; the south side faces the driveway and sector boundary. Neighbouring land beyond that boundary is not promised to remain open.

A1104 is the balanced middle-floor three-bedroom starting point. A0508 gives the largest ordinary A carpet and the south/west end; A0405 exchanges west for east at a slightly smaller area. A's entrance lobbies turn sideways: 01/03/06/08 doors face broadly east and 02/04/05/07 west. Thus A0508 has an east-facing entrance, while A0405 and A1104 face west; their living-room exposures are separate.

6 Building F: distinguish study from bedroom

F | typical floor | west / podium side above



F typical floor: six two-bedroom homes and two two-bedroom-plus-study homes.

Source: Sanctioned F typical/refuge plan, sheet 42 of 57, p.1. This sheet is read with north to the right.

Ending	Layout / carpet, sq m	Main position	Unsold floors
01	2 bed + study / 77.62	South-west	2
02	2 bed / 65.67	West, towards podium	None
03	2 bed / 65.67	West, towards podium	None
04	2 bed / 64.71	North-west, towards E	2, 20
05	2 bed / 63.37	North-east, towards E / amenities	None
06	2 bed / 63.37	East; absent on refuge floors	None
07	2 bed / 63.37*	East	6 (enlarged 3 bed)
08	2 bed + study / 76.32	South-east	None

Source: MahaRERA sold/unsold inventory; F sheets 41–42, p.1 each. *Floors 6/11/16: 07 is 87.75 sq m with three bedrooms; 06 becomes refuge. Total: 4 first-floor + 128 typical + 21 refuge-floor homes = 153.

F0204 and F2004 are the same 64.71 sq m two-bedroom plan at opposite ends of the height range. It has a 3.20 × 4.575 m living room, bedrooms of 3.05 × 3.15 m and 3.05 × 4.325 m, and two toilets. The main rooms face west; the north end is towards Phase-I Building E. Its entry faces east. The end wall does not show a second bedroom-window face, so the corner position alone is not evidence of cross-ventilation.

F's larger 65.67 sq m two-bedroom pairs are all committed in this snapshot. Do not choose F merely for those sizes unless a specific resale or cancelled booking actually becomes available. Its four unsold homes are compared individually later.

Architectural Floor Plan Details:

- Rooms and Dimensions:**
 - M. BEDROOM: 3.05X3.575
 - STUDY ROOM: 2.45X2.45
 - BEDROOM: 3.05X3.15
 - LIVING ROOM: 3.35X4.45
 - KITCHEN: 2.25X3.125
 - DINING: 1.775X2.60
 - TOILET: 2.45X1.525 (Two locations)
 - WFH: 2.00X1.625
 - SERVICE AREA: 2.450 X 0.950
 - SERVICE PLATFORM: 0.750
- Balconies:**
 - BALCONY (Top Left): 1.175M WIDE
 - BALCONY (Top Right): 1.475M WIDE
- Other Areas:**
 - LOBBY: 1.45X2.65
 - REGULAR STAIRCASE: DN (Down)
 - REGULAR SHAFT
- Dimensions and Features:**
 - Overall width: 3.350
 - Overall height: 22.550
 - Door types: D1, D2, D3
 - Window types: W1, W2
 - Ventilation: V1, V2
 - Staircase width: 0.150, 0.300
 - Staircase riser: R=152.5MM
 - Staircase tread: T=250MM

Source: F typical floor, sheet 42, p.1; original room labels and dimensions.

Architectural floor plan of a residential unit, likely a penthouse, showing various rooms and their dimensions. The plan includes a Living Room (3.20x4.575), Dining (1.35x2.65), Kitchen (2.45x2.25), and a large Balcony E (1.075m wide). It also features three Toilets (2.40x1.525, 2.45x1.525, 2.45x1.525), a Bedroom (3.05x3.15), a Master Bedroom (3.05x4.325), and a Wiw (2.40x1.525). The plan includes multiple lifts (LIFT-1, LIFT-2, LIFT-3), an RHC shaft, an LV shaft, and an electrical room. A refuge area is also indicated with a total area of 43.74 sq.m. The plan is marked with various dimensions and room labels.

Rooms and Dimensions:

- ROOM (4.45)
- LOBBY (1.45x2.325)
- LOBBY (1.45x2.325)
- LIVING ROOM (3.20x4.575)
- DINING (1.35x2.65)
- KITCHEN (2.45x2.25)
- BALCONY E (1.075M WIDE)
- TOILET (2.40x1.525)
- TOILET (2.45x1.525)
- TOILET (2.45x1.525)
- WIW (2.40x1.525)
- BEDROOM (3.05x3.15)
- M. BEDROOM (3.05x4.325)
- BALCONY C (3.400)
- BALCONY (1.375M WIDE)
- REFUGE AREA (43.74 SQ.M.)

Other features and dimensions:

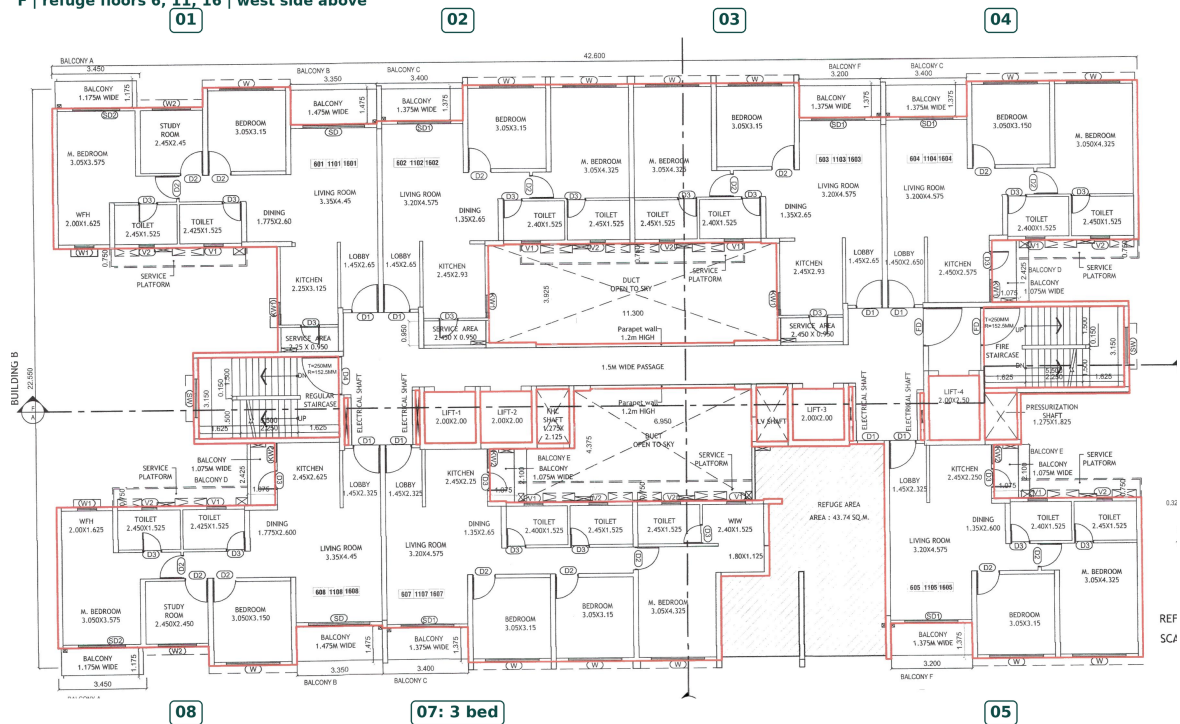
- LIFT-1 (2.00x2.00)
- LIFT-2 (2.00x2.00)
- LIFT-3 (2.00x2.00)
- RHC SHAFT (V275X2.125)
- LV SHAFT
- Parapet wall (1.2m HIGH)
- BUET OPEN TO SKY
- SERVICE PLATFORM
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Source: F refuge floor, sheet 42, p.1; source detail. The full refuge arrangement appears on the following page.

Page 8

8 Refuge floors: extra room, shared emergency space

F | refuge floors 6, 11, 16 | west side above



East side below | refuge is common emergency space

F's refuge level: 07 expands while the 06 dwelling position gives way to the common refuge bay.

Source: F typical/refuge plan, sheet 42 of 57, p.1.

A refuge bay is a common fire-emergency space, not a private terrace. F0607 is an attractive remaining option for a household needing three usable bedrooms on a moderate floor. Its master/wardrobe end adjoins the bay; privacy, access control and keeping the refuge route unobstructed matter. The drawing does not prove noise, misuse or a defect, and the bay should not be priced as exclusive outdoor area.

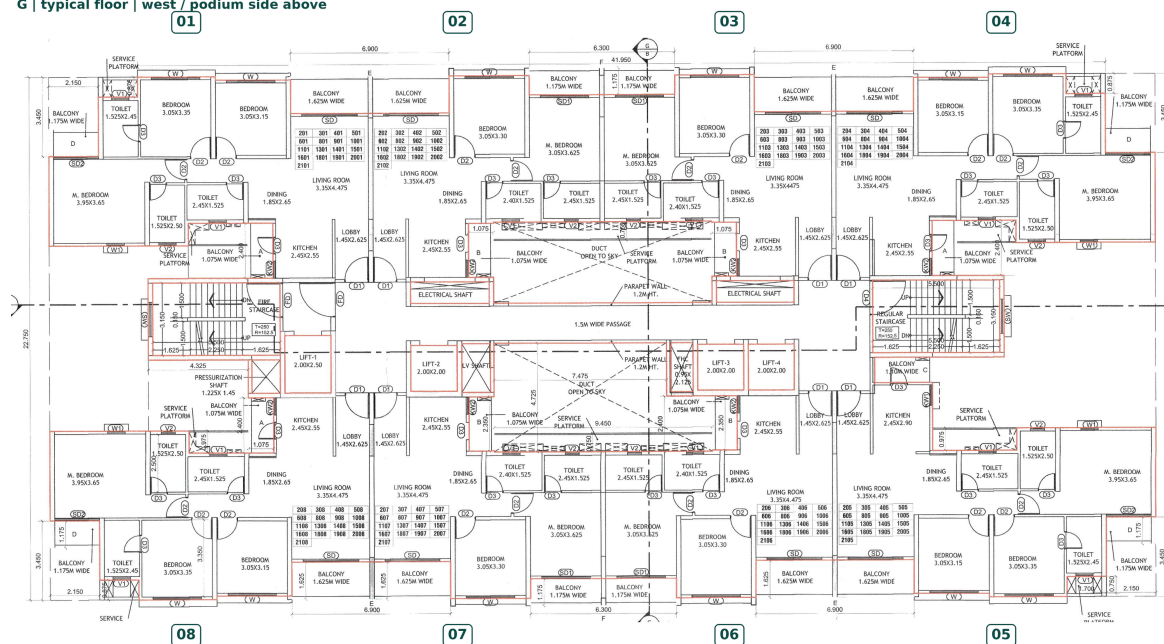
Tower	Refuge floors	What changes
A	8, 13, 18	06 omitted; 07 expands to 84.66 sq m, with a study. A1301 is unsold on a refuge floor but is a normal corner 3 bed, not the expanded home.
F	6, 11, 16	06 omitted; 07 expands to 87.75 sq m and three bedrooms. F0607 alone remains unsold among these expanded homes.
G	7, 12, 17	07 omitted; 06 expands to 86.36 sq m, with two bedrooms and a study. These expanded homes are committed.

Source: A sheet 8; F sheet 42; G refuge sheet 49, p.1 each; MahaRERA sold/unsold inventory. F's plan labels the refuge 43.74 sq m; the detailed calculation varies by 0.01 sq m. It is not described here as open to the sky: ordinary floors resume above it.

The F sheet supplies both typical and refuge layouts. Their wet rooms remain on the inner service band while the enlarged bedrooms use the outer face; the drawing does not support a blanket claim of a toilet directly above the new bedroom. A special floor should be read against its actual neighbours, not judged solely by the word "refuge".

9 Building G: larger corners and two extreme-floor two-beds

G | typical floor | west / podium side above



East / driveway side below | north to the right

G typical floor: four two-bedroom and four three-bedroom homes.

Source: G first/typical plan, sheet 48 of 57, p.1. North is to the right in this readable crop.

Ending	Layout / carpet, sq m	Main position	Unsold floors
01	3 bed / 86.76*	South-west, towards A	2, 3, 15, 18
02	2 bed / 63.86	West, towards podium	21
03	2 bed / 63.86	West, towards podium	None
04	3 bed / 85.77	North-west, towards F	2, 5, 13, 18, 21
05	3 bed / 86.66	North-east, towards F	1, 2
06	2 bed / 63.86**	East	None
07	2 bed / 63.86	East; absent on refuge floors	1
08	3 bed / 85.76	South-east, towards A	1, 2

Source: MahaRERA sold/unsold inventory; G sheets 48–49, p.1 each. *Inventory reports 85.76 for 01 on floors 7/12/17/21, 86.76 elsewhere. **06 expands to 86.36 with a study on 7/12/17. Total: 4 + 136 + 21 = 161 homes.

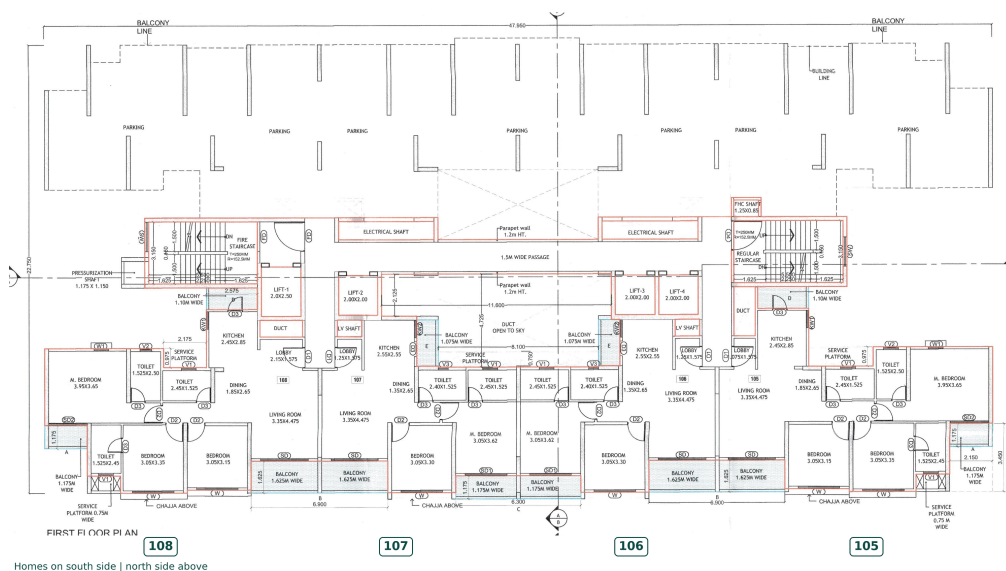
G1304 and G1501 give middle/high-floor alternatives to A's corners. The 04 corner shows a 3.35 × 4.475 m living room, a 3.95 × 3.65 m master and two other bedrooms, 3.05 × 3.15 m and 3.05 × 3.35 m, with three toilets. Its 1.625 m-wide living balcony is deeper than F0607's 1.375 m balcony. These are useful functional differences; carpet alone does not capture them.

G0107 and G2102 have equal 63.86 sq m carpet and equal filed valuation, but differ substantially in life: floor 1 faces east beside parking, while floor 21 faces west below the roof. The equal valuation is no reason to treat them as equally suitable or equally priced.

10 First floors: the parking relationship is real

On all three towers, the first-floor sheet draws four homes, 105–108, with parking on the opposite half of the plate. This is a meaningful daily-use distinction even though their carpet matches the corresponding typical homes. The shared passage meets the parking-side arrangement; actual footfall, headlight screening, ventilation and access separation depend on execution.

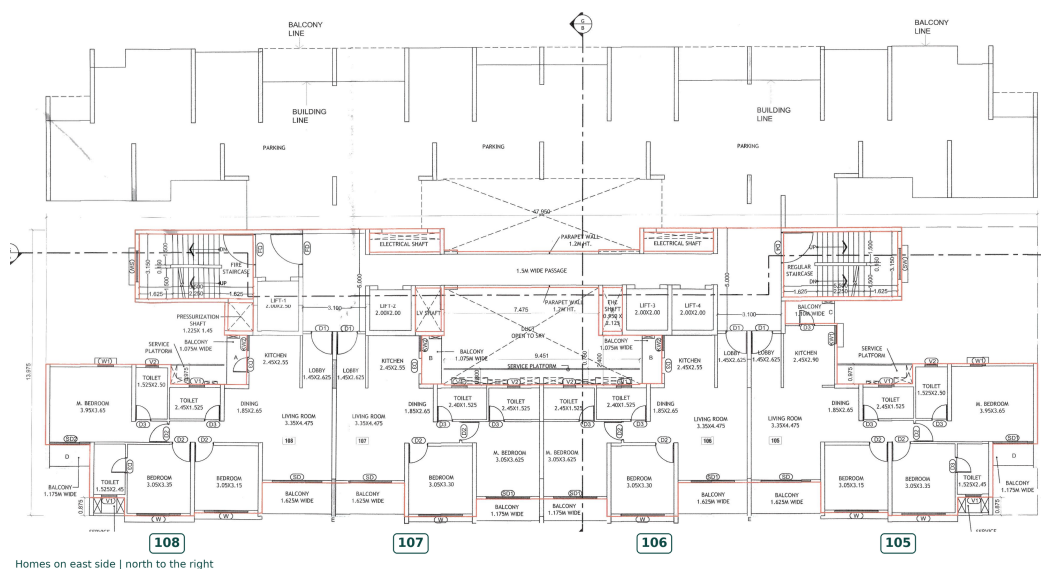
A | first floor | parking opposite the homes



A first floor: south-side homes; A0105 and A0108 are unsold.

Source: A first/parking floor plan, sheet 7, p.1.

G | first floor | parking opposite the homes



G first floor: east-side homes; G0105, G0107 and G0108 are unsold.

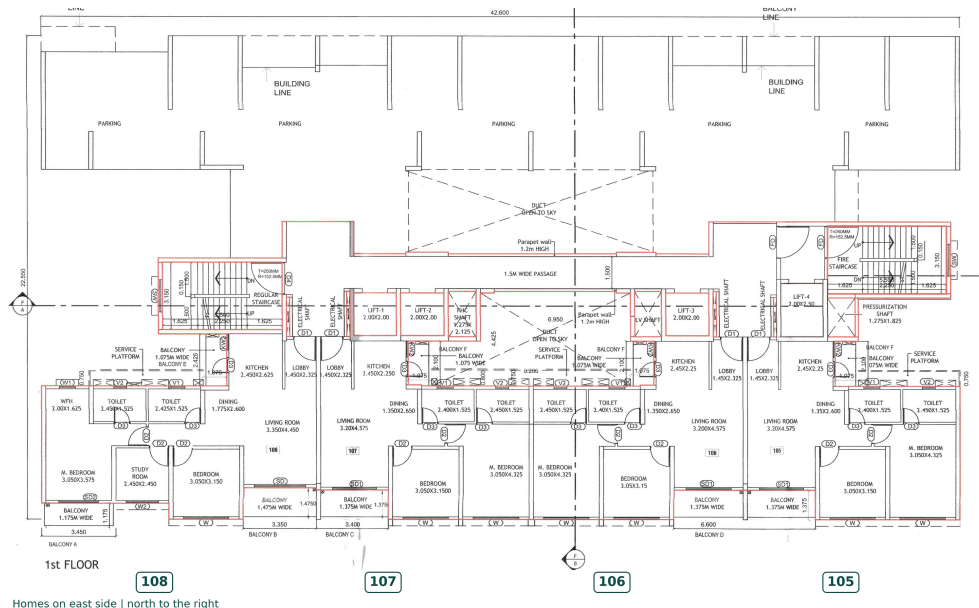
Source: G first/typical plan, sheet 48, p.1.

For a family preferring fewer lift journeys, these may be worthwhile at a suitable quote. For privacy and an outlook above vehicle circulation, compare A0205/A0208 and G0205/G0208 one floor higher. No first-floor discount is established by the accounting values.

Source: MahaRERA sold/unsold inventory; cited first-floor sheets. "First floor" is the plan's floor number, not a uniform height above the entrance road across the stepped site.

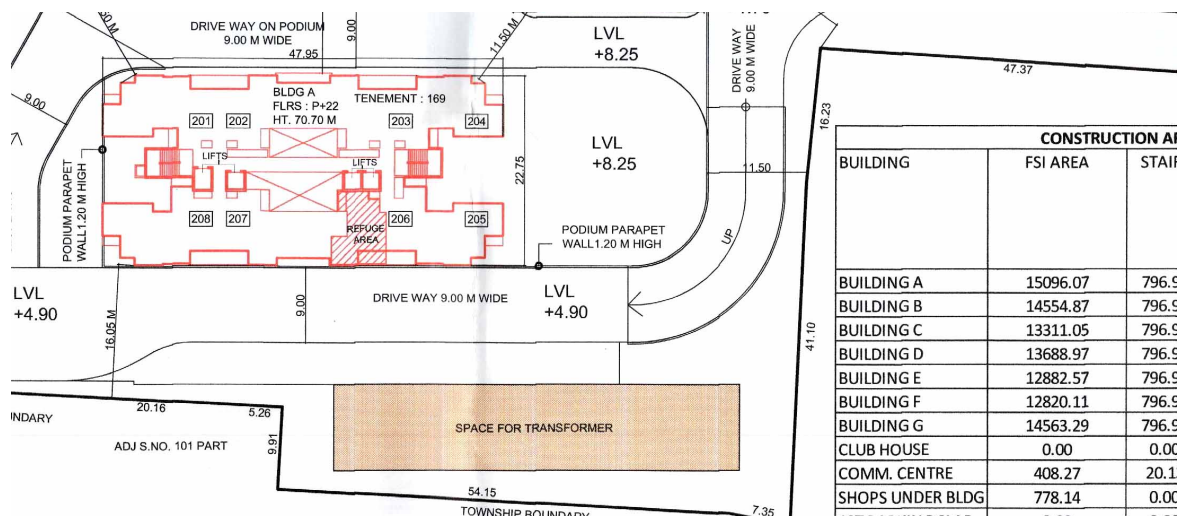
11 Low floors, boundaries and top floors

F | first floor | parking opposite the homes



F's first floor has three two-bedroom homes and one two-bedroom-plus-study home; all four are committed.

Source: F first/parking plan, sheet 41, p.1; MahaRERA sold/unsold inventory.



The transformer reservation is south/east of A, across the driveway.

Source: Sector R22 layout sheet 1, p.1. This is the reserved space, not a dimensioned transformer installation.

For A's south-facing alternatives, A0105/A0205/A0305/A0405 sit on the side more directly aligned with the reserved transformer space; A0108/A0208/A0508 are at the west end. This supports comparing the two positions, not predicting equipment noise or declaring any home unsafe. The first floor also has the parking relationship shown above.

The unsold top-floor choices are **A2201, A2204, A2208, F2004, G2102 and G2104**. They have no dwelling immediately above and may suit buyers who prioritise that. In exchange, roof waterproofing, insulation and access for common maintenance matter. Roof plans place water tanks around the stair/core zones; they do not establish a tank directly above every top-floor bedroom. There is no private roof entitlement shown for these flats.

Source: A roof sheet 9, F roof sheet 43, G roof sheet 50, p.1 each; MahaRERA sold/unsold inventory. No thermal or acoustic performance test is supplied.

12 Light, air and a household that fits

Entrance direction is separate from room exposure

Preference / physical effect	Relevant available choices
North-facing entrance	None is established among the unsold homes on these plans. In A, the entrance vestibules turn sideways: being on the south side does not give a north-facing front door.
East-facing entrance	A's available 01/03/08 endings include A1403 and A0508; their main rooms face north or south. F0201/F0204/F2004 and G's west-side 01/02/04 choices instead combine east entrances with west-facing main rooms.
East-facing main living / bedroom side	F0607 and east-side G choices (G0105, G0107, G0108, G0205, G0208). Their entry doors face broadly west.
Lower exposure to east/west sun in main living room	A1403/A0203 face north; A's corner alternatives add side windows. This does not establish all-day shade or remove obstruction by neighbouring buildings.

Source: Unit entrance swings and numbered rooms on A sheet 8, F sheet 42 and G sheet 48; site orientation on sheet 1 (p.1 each). Bearings are broad, as the plans are slightly rotated from cardinal north. Entrance direction is measured facing out of the home.

East-facing openings can be attractive for morning light; west-facing living rooms may need stronger afternoon shading. South rooms can gain seasonal sun and warmth. Balconies, neighbouring towers and floor height modify all of this. None of these preferences guarantees ventilation, comfort or a resale premium, and there is no project-specific solar study in the supplied evidence.

Useful air paths and everyday space

A/G's three-bedroom end homes place windows on the long outer face and the end face. This offers more than one exterior exposure. The middle two-bedroom homes concentrate their living/bedroom openings on one outside face; kitchens and toilets also use the inward service/duct side. An open-to-sky duct is a tall shared air space, not an unobstructed second exterior frontage. Cooking odours, privacy and lower-floor daylight can affect whether those openings are comfortable to keep open.

The plans show utility balconies/service areas near kitchens, and separate service platforms. These are different spaces: do not count an inaccessible maintenance ledge as a laundry balcony. F0201's service area is only 0.95 m deep; G04's kitchen balcony is 1.075 m wide. Washing-machine doors, drying racks and a clear route need to share that space. A/G corner layouts provide three toilets; F's ordinary two-bedroom-plus-study homes have two.

No built-in wardrobe schedule or finished furniture plan is supplied. Treat the drawn bedrooms as usable rectangles that must also accommodate wardrobes and door swings. The CA refers to allocation of Aluform assets in construction cost; that is not an engineering drawing proving which walls can be altered. Keep structural or plumbing changes out of the purchase assumptions.

Source: F sheet 42; G sheet 48; A sheet 8, p.1 each; Signed Form 3, 16 July 2026, p.16, note 10. Comfort comments are practical inferences from the openings and dimensions, not measured performance.

13 All six remaining two-bedroom choices

Unit / carpet	What distinguishes it	When it makes sense
A0203 62.15 sq m / 669 sq ft	Floor 2, north-side middle home; same basic plan as A1403. Valuation anomaly discussed with prices.	A lower-floor preference or a materially better quote. Compare the view past circulation and G before paying for openness.
A1403 62.15 sq m / 669 sq ft	Floor 14, same north-side plan with an east-facing entrance. A was the most advanced tower in June.	The clearest starting point if you want two bedrooms without first-floor parking adjacency or top-floor roof exposure.
F0204 64.71 sq m / 697 sq ft	Floor 2, north-west corner; west living exposure and broadly east-facing entry.	A slightly larger two-bed with an end position, if a low floor and F's less advanced build suit the price.
F2004 64.71 sq m / 697 sq ft	Same plan on floor 20, F's top floor.	No upstairs neighbour and higher outlook are priorities; allow for roof and common-plant maintenance considerations.
G0107 63.86 sq m / 687 sq ft	Floor 1, east-side middle home beside the parking arrangement.	Morning-facing rooms and a low floor are priorities; evaluate privacy and vehicle separation rather than the low accounting valuation.
G2102 63.86 sq m / 687 sq ft	Floor 21, west-side middle home facing the podium direction.	No upstairs dwelling and a west-facing outlook appeal more than roof exposure and afternoon sun concern you.

Source: MahaRERA sold/unsold inventory; A sheets 7–9, F sheets 41–43, G sheets 48–50, p.1 each. Square feet use 1 sq m = 10.7639 sq ft, rounded.

F's remaining two-bedroom carpet is 2.56 sq m (about 28 sq ft, 4.1%) larger than A's; G's is 1.71 sq m (about 18 sq ft, 2.8%) larger. These are modest differences. Floor position, room proportions, main exposure and the actual all-in quotation can readily outweigh them.

What would change the choice

For equal all-in terms and no strong direction preference, A1403 is the practical first enquiry. A1403 also meets an east-facing entrance preference. Prefer F0204 if the larger carpet and end position matter and its quote compensates for the lower floor and progress difference. Prefer G0107 for east-facing rooms and easy low-floor access only if the parking relationship is acceptable. F2004/G2102 are deliberate top-floor choices, not defaults.

All six were marked unsold in the captured record. This is a dated choice set, not a reservation guarantee. Seven other units are booked with zero recorded receipts; those can be backup enquiries, but are not added to unsold supply without written confirmation.

14 Delivery: A leads, but common services matter

The latest architect's certificate is dated 30 June 2026. It gives a useful tower comparison, but not a reliable forecast of the exact possession month. The current registered completion date is **30 April 2029**, four months later than the original date; the portal gives the reason as "NA".

June 2026	A	F	G
Slabs of superstructure	100%	57%	91%
Internal walls/plaster/flooring/doors/windows activity	28%	6%	11%
Stairs, lift wells, lobbies and tanks activity	33%	19%	30%
Sanitary/electrical fittings activity	0%	0%	0%
External plumbing/plaster/terrace waterproofing activity	0%	0%	0%
Lift installation, pumps, firefighting and completion activity	0%	0%	0%
Cost incurred / building estimate (portal)	40.90%	27.68%	36.44%

Source: Architect's Progress Certificate, 30 June 2026, pp.2–4; MahaRERA building-cost record, corroborated by Form 2, 30 June 2026, pp.1–2 (rounded there to 41%, 28%, 36%). Activity percentages cover grouped tasks; "lift wells" is not installed lifts.

A has the least frame work remaining; G follows; F has materially more. That supports preferring A for lower remaining construction exposure, all else equal. It does not prove structural quality, a separate A handover date, or that F will miss April 2029. Finishes, approvals and common infrastructure can control occupation even after slabs are complete.

Shared work at June 2026

Activity	Reported complete
Sewerage chambers/lines/septic tank/STP activity	38%
Storm-water drains	40%
Electrical meter room/substation/receiving station	33%
Community buildings	10%
Internal roads, water supply, landscaping, street lighting	0% each
Treatment/disposal of sewage, solid waste, water conservation, energy, fire safety, recreational open space, open parking	0% each

Source: Architect's Progress Certificate, 30 June 2026, p.5, Table B. Sewerage and treatment/disposal are separate rows; their percentages should not be merged.

Earlier certificates show 100% excavation and 0% plinth/slabs in September 2024, then 100% plinth and 0% slabs in March 2025. The later frame progress is substantial, but these snapshots do not justify extrapolating a construction speed. Obtain the latest completed-period update and a tower-plus-common-services schedule before fixing a move date; September 2026 itself was not yet a completed quarter at this review date.

Source: Architect's Progress Certificates dated 30 September 2024 and 31 March 2025, pp.2–4 each; MahaRERA header and extension records.

15 Funding: useful disclosure, with limits

The signed Form 3, dated 16 July 2026 for 30 June, reports **Rs 292.04 crore estimated cost** and **Rs 135.83 crore incurred (46.51%)**. That percentage includes the land's accounting value; it is not a percentage of finished homes.

Cost, Rs crore	Estimate	Incurred
Land at ASR value	52.55	52.55
Construction	213.28	72.74
Other development expenditure	6.40	4.25
Interest / finance cost	19.82	6.29
Total	292.04	135.83

Source: Signed Form 3, pp.1–3, Tables A–B. Components rounded. Construction includes A/F/G and development works; Form 2, pp.1–3.

Means of finance, Rs crore	Original estimate	Revised proposal	Reported actual
Own funds	52.55	—	—
Secured borrowing	—	100.00	57.97
Customer receipts used for project	239.50	192.04	77.86
Total	292.04	292.04	135.83

Source: Signed Form 3, p.16, Table F. Dashes reproduced as no amount shown. Table G note 5 describes customer receipts as utilisation against expenditure; Rs 77.86 crore is not total money collected from buyers.

The completion funding arithmetic

June 2026 comparison	Rs crore
Balance cost to complete	156.21
Balance due from sold/allotted homes	117.27
41 unsold homes at filed valuation	21.78
Total expected receivables at those values	139.05
Cost less those receivables	17.16
Proposed borrowing less reported drawdown	42.03

Source: Signed Form 3, pp.13–16, Tables C–F. The subtraction is analytical: Table D is headed “Not Applicable” and note 6 explains the new-project treatment. It is not an adverse compliance finding.

There is a potential funding route through the proposed borrowing and future collections. The Rs 42.03 crore difference is **not proof of an undrawn sanctioned facility immediately available**; the certificate does not supply its covenants, security, expiry or draw conditions. Nor is it spare cash in addition to all receipts without considering uses. Ask for the financing plan behind the remaining works, rather than treating this subtraction as a solvency certificate.

The older Rs 125 crore Bajaj mortgage disclosure and the Rs 100 crore proposed borrowing in Table F have different dates and scopes. The filing does not bridge them; they should not be treated as interchangeable facilities.

16 Accounts: what needs explaining

Designated account / withdrawal measure	Rs crore
Bank deposits, Table E	173.99
Bank withdrawals, Table E	171.43
Closing bank balance	2.56
Amount eligible for withdrawal, Table B	135.83
Withdrawals counted to certificate date, Table B	127.20
Further certified withdrawal amount	8.63

Source: Signed Form 3, p.3 Table B and p.15 Table E; MahaRERA escrow record.

Bank withdrawals exceed the Table B figure by **Rs 44.23 crore**. Table G explicitly says the bank table includes pass-through charges and indirect taxes. That is a stated reason the measures differ, but it does not quantify the full reconciliation. The gap warrants an account bridge; it does not by itself establish diversion or an unauthorised withdrawal.

Deposits exceed 70% of the signed buyer receipts by **Rs 20.44 crore** (Rs 173.99 crore versus 70% × Rs 219.36 crore). Again, the measures may contain different items. The CA certifies required deposits and project use; a buyer should seek the gross-to-net reconciliation before drawing a compliance conclusion.

The CA's own qualifications matter

The certificate relies on unaudited records and management representations. A finance-cost budget revision applied for on **9 December 2025** was still under process; management represents that any excess withdrawal would be returned if approval is refused. The CA also records reversals of Rs 7.19 lakh construction cost and Rs 30.28 lakh other cost after cost-centre restructuring, and allocation of Aluform asset cost subject to financial reconciliation. These affect cost and withdrawal accounting, not the number of completed homes.

Source: Signed Form 3, p.16, Table G notes 1–5 and 8–10.

The two inventory snapshots do not fully reconcile

Measure	Form 3: 30 Jun 2026	Portal: captured 16 Sep 2026
Sold/allotted or sold + booked count	442	443
Agreement consideration, Rs cr	336.63	337.55
Recorded receipts, Rs cr	219.36	218.47
Unsold count	41	40

Source: Signed Form 3, p.13 total and pp.13–14 unsold list; calculated from MahaRERA sold/unsold inventory rows.

A1204 appears in the signed unsold list at Rs 91.69 lakh and in the portal as booked at that consideration with zero receipts. It explains the one-home count and agreement-total difference. It **does not explain the Rs 0.90 crore lower portal receipt total**; there are other receipt differences to reconcile. The portal finance record also retains Rs 273.95 crore in one original-estimate cell versus Rs 292.04 crore in the signed cost total. Use the signed table for the dated cost analysis and request a corrected bridge.

17 Price evidence: compare the right layout

The portal records agreement consideration for 325 sold and 118 booked homes. These are disclosed historic amounts, not current offers or 443 independently verified completed sales. Transaction dates, concessions, tax treatment and complete inclusions are not supplied. Rates below divide consideration by RERA carpet, using 10.7639 sq ft per sq m; they are not saleable-area rates.

Tower / plan	No.	Ticket band, Rs lakh	Mean ticket	Rs / carpet sq ft	Mean rate
A 2 bed	78	64.3–71.8	66.7	9618–10725	9964
A 2 bed + study	3	90.3–96.8	92.5	9912–10618	10155
A 3 bed	67	83.9–100.6	89.3	9254–11106	9787
F 2 bed	109	61.7–72.9	64.4	9041–10309	9292
F 2 bed + study	38	79.8–88.9	82.9	9668–10644	10015
F 3 bed	2	92.1–93.4	92.8	9749–9893	9821
G 2 bed	74	67.6–73.7	70.2	9828–10729	10214
G 2 bed + study	3	94.6–98.2	96.9	10176–10568	10421
G 3 bed	69	88.7–101.0	93.5	9604–10939	10080

Source: Calculated from MahaRERA sold/unsold inventory; plan-based types from A sheet 8, F sheet 42, G sheets 48–49. A/G “2 bed + study” rows are enlarged refuge types. F’s true 3-bed group has only two commitments, so it is a thin benchmark.

For a conventional three-bedroom corner home, A’s disclosed mean is about **Rs 89.3 lakh** versus G’s **Rs 93.5 lakh**. G’s mean rate is about 3.0% higher; some of the ticket difference is area. F’s ordinary two-bedroom-plus-study mean of Rs 82.9 lakh is not a cheaper equivalent to those three-bedroom plans. For F0607, the two other 87.75 sq m refuge homes give the closer filed comparison: Rs 92.1–93.4 lakh, without establishing today’s fair price.

Floor premium: evidence to negotiate, not a ban

Median Rs / carpet sq ft	Floors 1–7	Floors 8–14	Floors 15+
A	9,926	9,774	9,912
F	9,285	9,318	9,451
G	10,095	10,056	10,181

Source: Calculated from all disclosed sold/booked considerations in each tower. These broad groups mix layouts and booking dates.

The broad medians differ by under 2% within each tower. This challenges a large unexplained floor-rise charge, but cannot isolate the effect of height from layout, timing and negotiated terms. Request same-layout, same-inclusion comparisons for the actual offer.

Unsold values are not quotes or stamp-duty bills

Form 3 cites Rs 62,030/sq m under Ready Reckoner Guidelines 2023–24, yet A0203 and A1403 carry anomalous Rs 65.87 lakh and Rs 65.40 lakh valuations. A simple multiplication of their 62.15 sq m carpet gives Rs 38.55 lakh. The anomaly is in both signed and portal data; its basis is not explained. It does not prove higher duty than other flats with similar Rs 60–70 lakh agreement values. Obtain the current applicable valuation and tax computation for the executed transaction. G’s Rs 39.61 lakh entries are likewise not asking prices.

Source: Signed Form 3, pp.13–14, unsold list and rate note; MahaRERA sold/unsold inventory. No current quotation, tax assessment or complete sale cost sheet is supplied.

18 Complete unsold comparison: Building A

Every home below was marked unsold in the captured portal record. “Value” is the filed unsold valuation in Rs lakh, **not an asking price**. Areas are carpet in sq m. “3 bed” means three bedrooms on the drawing; “2 + study” keeps the smaller study distinct.

Unit	Floor	Plan	Carpet sq m	Value Rs lakh	Position / special condition
A0105	1	3 bed	84.41	52.36	SE; south living, east end; beside parking
A0108	1	3 bed	86.11	53.41	SW; south living, west end; beside parking
A0203	2	2 bed	62.15	65.87	North; internal side towards G
A0204	2	3 bed	84.19	52.22	NE; north living, east end
A0205	2	3 bed	84.41	52.36	SE; south living, east end
A0208	2	3 bed	86.11	53.41	SW; south living, west end
A0304	3	3 bed	84.19	52.22	NE; north living, east end
A0305	3	3 bed	84.41	52.36	SE; south living, east end
A0405	4	3 bed	84.41	52.36	SE; south living, east end
A0508	5	3 bed	86.11	53.41	SW; south living, west end
A0704	7	3 bed	84.19	52.22	NE; north living, east end
A1104	11	3 bed	84.19	52.22	NE; north living, east end
A1201	12	3 bed	84.19	52.22	NW; north living, west end
A1301	13	3 bed	84.19	52.22	NW; north living, west end; refuge level
A1403	14	2 bed	62.15	65.40	North; internal side towards G
A1701	17	3 bed	84.19	52.22	NW; north living, west end
A2101	21	3 bed	84.19	52.22	NW; north living, west end
A2104	21	3 bed	84.19	52.22	NE; north living, east end
A2201	22	3 bed	84.19	52.22	NW; north living, west end; top floor
A2204	22	3 bed	84.19	52.22	NE; north living, east end; top floor
A2208	22	3 bed	86.11	53.41	SW; south living, west end; top floor

Source: MahaRERA sold/unsold inventory, captured 16 September 2026; positions joined by original unit numbers to Sector R22 sheets 1, 7–8, 41–43 and 48–50, p.1 each. Compass directions describe broad exposures, not a promised view.

A's 21 choices comprise 19 three-bedroom homes and two two-bedroom homes. The 04 group has the broadest non-top-floor choice (2, 3, 7, 11, 21); the south-east 05 group ends at floor 4. A0508 is the only remaining south-west choice between floor 2 and the top floor. A1301 sits on a refuge level but is not the enlarged 07 plan.

19 Complete unsold comparison: F and G

Every home below was marked unsold in the captured portal record. “Value” is the filed unsold valuation in Rs lakh, **not an asking price**. Areas are carpet in sq m. “3 bed” means three bedrooms on the drawing; “2 + study” keeps the smaller study distinct.

Unit	Floor	Plan	Carpet sq m	Value Rs lakh	Position / special condition
F0201	2	2 + study	77.62	48.15	SW; west living, south end
F0204	2	2 bed	64.71	40.14	NW; west living, north end
F0607	6	3 bed	87.75	54.43	East; amenity side; refuge level
F2004	20	2 bed	64.71	40.14	NW; west living, north end; top floor
G0105	1	3 bed	86.66	53.76	NE; east living, north end; beside parking
G0107	1	2 bed	63.86	39.61	East; adjacent-land side; beside parking
G0108	1	3 bed	85.76	53.20	SE; east living, south end; beside parking
G0201	2	3 bed	86.76	53.82	SW; west living, south end
G0204	2	3 bed	85.77	53.20	NW; west living, north end
G0205	2	3 bed	86.66	53.76	NE; east living, north end
G0208	2	3 bed	85.76	53.20	SE; east living, south end
G0301	3	3 bed	86.76	53.82	SW; west living, south end
G0504	5	3 bed	85.77	53.20	NW; west living, north end
G1304	13	3 bed	85.77	53.20	NW; west living, north end
G1501	15	3 bed	86.76	53.82	SW; west living, south end
G1801	18	3 bed	86.76	53.82	SW; west living, south end
G1804	18	3 bed	85.77	53.20	NW; west living, north end
G2102	21	2 bed	63.86	39.61	West; podium side; top floor
G2104	21	3 bed	85.77	53.20	NW; west living, north end; top floor

Source: MahaRERA sold/unsold inventory, captured 16 September 2026; positions joined by original unit numbers to Sector R22 sheets 1, 7–8, 41–43 and 48–50, p.1 each. Compass directions describe broad exposures, not a promised view.

F has two ordinary two-bedroom homes, one two-bedroom-plus-study and one three-bedroom refuge home. G has 13 three-bedroom homes and two two-bedroom homes; seven of its three-bedroom choices are on floors 1–3. This makes A the widest conventional family-home choice and makes the middle-floor G corners worth comparing before choosing a low or top floor by default.

20 Availability and negotiation beyond the headline count

The inventory reconciles to **A 169, F 153, G 161** when each unit is assigned by its own tower letter. The portal's buckets place F0105 in A's sold group and G0105 in F's unsold group. The separate unit-summary record shows 170/153/160; it is not the source used for the unit-by-unit choice tables.

Tower	Sold	Booked	Unsold	Total
A	109	39	21	169
F	138	11	4	153
G	78	68	15	161
Total	325	118	40	483

Source: Calculated from MahaRERA sold/unsold inventory, using unit identifiers; corroborated by the Sector R22 sheet 1 building totals.

Seven backup enquiries, not seven extra unsold homes

Booked with zero recorded receipts	What the plan offers
A1204	84.19 sq m, north-east 3 bed; filed consideration Rs 91.69 lakh. The one-home change from the June signed unsold list.
A1307	84.66 sq m, enlarged south-side refuge home with two bedrooms plus study; not a conventional 3 bed.
A1905	84.41 sq m, south-east 3 bed; a higher-floor alternative to the remaining low-floor 05 homes if released.
A2001 / A2004	84.19 sq m, north-west / north-east 3 beds.
G1204 / G2101	85.77 / 85.76 sq m, north-west / south-west 3 beds; G2101 is a top-floor home.

Source: MahaRERA sold/unsold inventory; A sheet 8 and G sheets 48–49; Signed Form 3 pp.12–14. Zero recorded receipt does not prove an invalid or cancelled booking.

A salesperson's scarcity claim should therefore separate registered/sold, booked and still unsold inventory. Ask whether a particular backup can be released before choosing an inferior layout solely because "only one is left". Do not assume it is available or bargain with another buyer's booking as though it were cancelled.

Five rows report receipts above agreement consideration: A0306, G0602, G0608, G1103 and G2103. These may reflect entry errors or amounts outside the recorded consideration. They weaken collection-percentage comparisons; they are not evidence that those flats are cheaper or that another buyer has defaulted.

Turn the filing into a concrete counter-offer

Ask for one all-in schedule separating consideration, taxes, registration, parking terms, deposits, maintenance advance and any amenity charges. Compare A1104 with G1304 as actual three-bedroom plans; compare F0201 as a study-led alternative. For first-floor or top-floor homes, tie the premium or concession to privacy, roof specification and the precise outlook. For F, tie payment milestones and the proposed handover programme to its greater remaining work. The filing supports these negotiating reasons, not an invented percentage discount.

21 Title, land rights and the mortgage

UDK & Associates' Legal Title Report dated 8 March 2024 **does expressly give a clear and marketable title opinion**, with the Bajaj Housing Finance loan exception, and states the promoter has development rights. It traces registered instruments and a 30-year search from 1994. This is useful positive evidence, subject to its date and stated exception.

Survey identity, Jambe	Area in title schedule	Owners in that report
100/1/1	10,400 sq m	Ankita R. Patil
100/2	16,000 sq m	Ankita R. Patil
101 (part)	34,733 sq m	Ankita Patil 20,000; Naresh Patil 4,033; Milind Kolte 6,066; KPIT 4,634 sq m
99/1/2 (part)	6,000 sq m	Milind D. Kolte
Total	67,133 sq m	Larger title schedule; not this phase's exclusive land

Source: UDK Legal Title Report, pp.2–10, especially the opinion at p.9. Its annexure repeats the title flow at PDF pp.15–22.

The promoter obtained development agreements and powers of attorney over relevant holdings in 2006 and 2010 and owns one S.101 portion through deed 3550/2021. The Index II records execution on 31 December 2020 and registration on 25 February 2021. It describes 4,684 sq m for that S.101 portion, against 4,634 sq m in the title report: a **50 sq m discrepancy** to resolve against the deed and revenue record. It also covers a separate S.73/9 parcel outside the four-survey project schedule; the deed's full consideration is not this phase's land price.

Source: UDK Legal Title Report, pp.3–8; Index II, deed 3550/2021, p.1.

A mortgage exception that needs a unit-specific answer

The title annexure describes a mortgage-cum-charge dated 26 September 2023, registered as 21355/2023, for a **Rs 125 crore Bajaj Housing Finance facility**. It describes a Phase-I portion of Sector R22, earmarked B/C/D/E units and their receivables. Form B also discloses that loan as an exception for the project land described by the four survey numbers. The two documents give different levels of detail; neither is a current lender release for an A/F/G purchase.

Before a non-refundable commitment, the conveyancer should match the mortgage schedule to the offered unit, land interest and shared rights. Obtain either documentary confirmation that the purchase is outside the charge, or the lender's consent and enforceable unit-release mechanism if it is within it. Do not wait until the sale deed to discover the condition.

Source: UDK title annexure, PDF pp.21–22 (printed annexure pp.7–8); Form B, p.3.

The current portal names Kolte-Patil Developers Limited. Form 3 reports the merger under the NCLT order of 7 October 2025, effective 1 April 2024, with the RERA promoter change recorded on 31 October 2025. The sale agreement and payment instructions should match the current authorised entity; this report relies on the filed CA account of the merger, not a separately supplied NCLT order.

Source: MahaRERA header; Signed Form 3, p.16, note 7.

22 The agreement affects ownership after possession

The filing contains a signed three-page letter listing seven “non-negotiable” clauses from the proposed agreement, not the complete agreement and schedules. These are disclosed proposed terms to check in the document actually offered; the letter does not settle every right or override applicable law.

Filed clause	Buyer consequence
Land transfer — 16.1(iv)	Sector land is to pass by perpetual lease , with common areas/amenities by conveyance, within three months after the last listed conditions: completion/occupancy of Phase I, Phase II, subsequent phases and common facilities, plus formation of organisations. This differs from immediate freehold land ownership. No definite date for that final stage is supplied.
Structure transfer — 16.1(iii)	Superstructure sale deed is linked to occupancy certificates of Phase I <i>and</i> Phase II and receipt of full consideration. A certificate for one tower alone does not establish that this combined trigger has been met.
Organisation — 16.1(i)	One organisation is contemplated for Phase I, Phase II and subsequent development. The I/II organisation is to form within three months of 51% Phase-II bookings. The threshold is at least 247 of 483 homes; 443 sold/booked is above it. Formation date/status is not supplied.
Defects — 12.1	Five-year liability is stated for structural, workmanship, quality or service defects. Preserve the possession record and written snag notices; the excerpt is not a full handover procedure.
Carpet adjustment — 3.8	Final carpet after OC, capped at 3% variation. Reduction: excess payment refunded within 45 days with Rules interest. Increase: same agreement rate, payable through the next milestone. On 84 sq m, 3% is 2.52 sq m.
Payment default — 14.1–14.2	Three instalment defaults may trigger termination after 15 days’ written notice and failure to cure. Refund is stated within 30 days of termination, subject to execution/registration of cancellation, less 10% of total consideration and listed further deductions. No refund interest is promised.
Force majeure — 1.13	Definition includes war/civil commotion/Act of God and government, authority or court measures affecting the project or larger land. It is a broad proposed clause, not proof that any particular extension is justified.

Source: “Non Negotiable Clauses as mentioned in Agreement for Sale”, 3 April 2024, PDF pp.1–3. Original draft page references are 14, 18, 37, 39, 44 and 45; those full draft pages are not supplied.

On an illustrative Rs 90 lakh agreement, the stated 10% default deduction alone is Rs 9 lakh, before the listed interest, government dues, stamp/registration, brokerage and loan-related deductions. Match the payment milestones to loan disbursements and your cash reserve. The complete agreement must also settle parking, maintenance sharing, amenity use, possession conditions and the lease terms before the purchase can be judged as a complete bargain.

23 Disputes, conditions and the final buying gate

Portal entry	What the supplied evidence establishes
Civil case 1226 of 2024	Civil Judge Junior Division, Pune; ongoing, at filing of Exhibit 5 / pending adjudication. The interim/injunction flag is 0. Parties, relief and land linkage are not supplied. Do not treat the flag as a current certified court search.
Complaint SM12600083	Ram Gawali v. KPIT, filed 23 January 2026. An order filename is referenced, but the order text is not in the supplied documents. Its merits and outcome cannot be inferred.
Extension	31 December 2028 to 30 April 2029; reason "NA", certificate reference "order66" but no certificate file. The reference suffix "War" is not an explanation of cause.
Quarterly compliance	Records through June 2026 show no active-default flag. However, the September 2024 quarter carries a separate compliance-default flag while its general and active-default flags are clear. This historical inconsistency needs an explanation before calling the record clean.

Source: MahaRERA litigation, complaints, extensions and compliance records, captured 16 September 2026. The 2024 title report's no-litigation statement is dated and client-confirmed (UDK PDF p.22); the 2024 case entry cannot be dated more precisely from its year alone.

What would make a purchase decision ready

- **The home:** a written current quote for the exact numbered flat, matching sanctioned and agreement plans, carpet schedule and parking allotment. For first floors, inspect the parking separation; for F0607, the refuge boundary; for top floors, roof and plant details.
- **The rights:** a conveyancer's current title/charge review and the lender position for the unit, the complete agreement and perpetual-lease terms, and the shared amenity/maintenance schedules. Resolve the S.101 area discrepancy.
- **The wait:** the latest completed-period progress evidence, tower and common-service completion programme, and approval conditions needed for occupation. The supplied stamped drawings are not an occupancy certificate.
- **The money:** reconcile bank versus certificate withdrawals and the differing receipt totals; obtain the finance-budget revision outcome and a credible plan for remaining construction funding.
- **The disputes:** the current civil-case papers/status, complaint order and extension document, plus the explanation of the historical compliance flag. These determine whether a dated disclosure has a material effect on the intended purchase.

If these answers are satisfactory, use the layout comparisons to choose the home that fits your household. If a material title, lender-release or handover condition remains unresolved, a more attractive corner or a small price concession is not an adequate substitute for resolving it. The favourable plan choices and the transaction conditions belong in the same decision.

24 Sources and how to read the evidence

This Buyer's Report uses the supplied MahaRERA filing for P52100056082, captured on 16 September 2026. The June 2026 certificates are dated snapshots; portal capture time does not make every underlying entry current. Advice and comfort implications are the report's judgement. No site inspection, market quotation or independent legal search was supplied.

Readable source	Key pages / scope
Sector R22 sanctioned drawing set	Each sheet is a one-page PDF. Sheet 1: sector layout/areas; 7–9: A first, typical/refuge and roof; 41–43: F equivalent; 48–50: G first/typical, refuge and roof; 54: sections; 55–57: clubhouse/community centre.
Area, FSI and Parking Declarations, 13 March 2024	One page each. Allocated scope, floor-space and parking declarations supplement the whole-sector drawing.
Architect's Progress Certificates	30 June 2026, pp.2–4 building activities, p.5 common works. Earlier comparisons: 30 September 2024 and 31 March 2025, pp.2–4.
Engineer's Form 2, 30 June 2026	pp.1–3: construction estimates and incurred costs for A/F/G and development works.
Signed Form 3, 16 July 2026	pp.1–3 cost and withdrawal figures; pp.4–13 sold/allotted inventory; pp.13–14 unsold valuation; p.15 receivables and bank account; p.16 funding and CA qualifications.
UDK Legal Title Report, 8 March 2024	PDF pp.1–10 report/opinion; pp.11–14 search receipts; pp.15–22 title-flow annexure. PDF p.9 has explicit title opinion; pp.21–22 mortgage/litigation.
Form B; Index II; clause letter	Form B, pp.3–4; Index II deed 3550/2021, p.1; "Non Negotiable Clauses as mentioned in Agreement for Sale", 3 April 2024, pp.1–3.
MahaRERA portal records	Header, buildings/unit-summary, sold/unsold inventory, building cost, finance, escrow, compliance, extension, litigation and complaints records. Unit rows drive all availability and price calculations.

Calculation and plan-reading rules

Tower assignment follows the unit identifier, with the two misplaced bucket rows restored. Bedroom counts follow actual room labels: F01/08 and A/G enlarged refuge types retain their "study" distinction. There are 267 ordinary two-bedroom homes, 45 two-bedroom-plus-study homes and 171 three-bedroom homes in the 483-row inventory. Of the 40 unsold, six / one / 33 fall in those groups respectively.

Carpet values are the filed unit values, not measurements from a raster plan. Room dimensions are printed source dimensions. Broad directions are checked against the site footprint and compass; a rotated crop is labelled accordingly. No exact airflow, shadow duration, noise level, solar gain or future view protection is claimed. Monetary totals and rates are calculated from unrounded rows, then rounded for reading.

Important unsupplied transaction evidence includes the complete agreement/schedules, unit lender releases, current quotations, a complete operational maintenance/backup specification and the referenced dispute/extension documents. The report does not infer their content. An approved drawing depicts proposed geometry; a progress certificate reports activity; neither alone proves an occupied, completed home.