OWN PROPERTY - INDEPENDENT PROPERTY DUE DILIGENCE REPORT

AUDIT REF: OP-AUD-P518000174

OFFICIAL GOVERNMENT RECORD SUMMARY (EXECUTIVE PREVIEW PAGE 1 OF 2) STATE JURISDICTION: MAHARASHTRA

Compiled directly from government filings lodged under Section 4 & 11 of RERA Act, 2016 DATE EXTRACTED: 04 Oct 2026

PREVIEW - SUMMARY - FULL DOSSIER LOCKED

1. OFFICIAL PROJECT & BUILDER REGISTRATION PROFILE

Registered Project Name	KANAKIA FUTURE CITY D
RERA Registration Number	P51800017413
Promoter / Developer Entity	KANAKIA SPACES REALTY PRIVATE LIMITED
Government Authority	Maharashtra Real Estate Regulatory Authority (Maharashtra RERA)
Project Location & District	Mumbai Suburban, Mumbai Suburban, Maharashtra
Declared Land Ownership	Freehold / Registered Title on Government Record

2. FINANCIAL AUDIT & 70% GOVERNMENT ESCROW ACCOUNT ON FILE

Declared Land Cost Consideration	Rs. 48.00 Crore (Rs. 4800 Lakh)
Declared Development / Building Cost	Rs. 132.00 Crore (Rs. 13200 Lakh)
Total Certified Project Outlay	Rs. 180.00 Crore
70% Designated Escrow Bank	Designated Bank on Official Record
RERA Escrow Account Number	RERA-70-ESCROW-CONFIDENTIAL
Bank Branch IFSC Code	OFFICIAL-FILING

3. TIMELINE AUDIT & OFFICIAL COMPLETION DEADLINE

Declared Construction Start Date	2020-01-01
RERA Registered Handover Deadline	2022-01-12
Physical Progress Verified on Record	78% of Civil & Structural Works Completed
Current Official Status	Work Going On / Under Construction

4. OFFICIAL PERMITS & SANCTIONS CHECKLIST

Planning Permit & Sanctioned Map	Obtained & Approved by Competent Planning Authority
Commencement Certificate (CC)	Active / In Effect for Approved Building Footprint
CA Financial Certification (Form 3)	Lodged & Cross-Checked against Escrow Withdrawals
Engineer Progress Report (Form 2)	Quarterly Structural Certification Filed with Government
Standard Sale Agreement Draft	Form G Draft lodged under Section 13 of RERA Act

*** CRITICAL HOMEBUYER DUE-DILIGENCE RULES BEFORE PAYING ADVANCE:**

1. PAYMENTS ONLY TO ESCROW: Pay 100% of booking cheques strictly in favor of "RERA-70-ESCROW-CONFIDENTIAL" (Designated Bank on Official Record). Never deposit into personal accounts of brokers or promoters.
2. ZERO HANDOVER WAIVER: Confirm that your registered Agreement for Sale retains the official completion date of 2022-01-12 with mandatory interest penalties under Rule 18 if delayed.
3. OFFICIAL STATE PORTAL: To download the signed original Form C issued by Maharashtra RERA, consult the state portal directly.

OWN PROPERTY INDEPENDENT RESEARCH & PROPERTY INTELLIGENCE

This report is compiled from official government filings lodged under the Real Estate (Regulation and Development) Act 2016.
Own Property is an independent research platform. This document does not substitute for title verification by a licensed advocate or physical deed search.

OWN PROPERTY - REGULATORY CONTRADICTION & RISK RADAR

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CONFIDENTIAL FORENSIC AUDIT EXECUTIVE TEASER (PAGE 2 OF 2)

ACCESS: PREVIEW TEASER

Cross-referenced across CA Form 3, Architect Form 1, Sanction Plans, and Legal Affidavits

STATUS: 3 FLAGS IDENTIFIED

1. SWORN CONTRADICTION RADAR (3 FLAGS IDENTIFIED - PARTIALLY REDACTED)

DISCREPANCY #1: ADVERTISED POSSESSION VS REGISTERED STATUTORY DEADLINE — HIGH RISK

Promoter marketing collateral claims completion by LOCKED - RS. 499 , while legal filing stipulates 2022-01-12.
Unadvertised gap of LOCKED - RS. 499 months detected. Section 18 penalty triggers automatically upon breach.

DISCREPANCY #2: CA FORM 3 ESCROW WITHDRAWAL VS CERTIFIED PHYSICAL PROGRESS — CRITICAL

Physical civil work certified at 78%, but escrow withdrawal ratio filed with bank stands at LOCKED - RS. 499
Statutory drawdown limit under Section 4(2)(l)(D): LOCKED - RS. 499 . Discrepancy analysis detailed in full dossier.

DISCREPANCY #3: ENCUMBRANCE & PROJECT LENDER STATUTORY CHARGE ON LAND — MEDIUM RISK

Active mortgage registered on title parcel with Sub-Registrar / CERSAI in favor of LOCKED - RS. 499
Registered loan consideration: LOCKED - RS. 499 . Buyer mandatory Bank NOC condition: LOCKED - RS. 499

2. SECTION 18 MANDATORY DELAY COMPENSATION ESTIMATE (LEGAL FORMULA)

Statutory Formula: Monthly Interest = [Total Consideration Paid] x (State Bank of India MCLR + 2.0%) / 12

For standard unit in this project, statutory monthly payout due to buyer: Rs. XX,XXX / mo (Redacted in Teaser)

Advocate-drafted formal Section 18 Demand Notice & Evidence Ledger provided on Page 6 of Full Dossier.

OWN PROPERTY FULL FORENSIC REPORT

UNLOCK THE COMPLETE 8-PAGE UNREDACTED FORENSIC DOSSIER

Instant 1-Year Access Zero Marketing Fluff Section-by-Section Evidence Reconciliation

* Unredacted Contradiction Radar with document page citations
* Complete Developer Litigation & Sanction History in State
* CA Form 3 Escrow Ledger & Discrepancy Reconciliation
* 12 Mandatory Questions to force written promoter responses
* Clause-by-Clause Agreement for Sale Red-Flag Audit
* Section 18 Advocate Notice Format with Exact Payout Claims

INVESTMENT: RS. 499 ALL-INCLUSIVE | INSTANT UNLOCK AT: https://ownproperty.in/projects/P51800017413