EXECUTIVE SUMMARY

OFFICIAL RERA REGISTERED

Lodha Belmondo

BY LODHA GROUP (MACROTECH DEVELOPERS)

RERA ID: P52100017324 * LOCATION: Gahunje (Mumbai-Pune Expressway) Pune Maharashtra

Registered Finish Date: 30 Jun 2024 * Total Land: 18,50,000 sq ft (Freehold Land (Clear Marketable Title verified by Sub-Registrar Haveli))

Authority: Maharashtra Real Estate Regulatory Authority (MahaRERA)

PROJECT VALUATION	WORK COMPLETED	70% ESCROW A/C	UNITS ABSORBED
Rs. 211.3 Cr	64%	ACTIVE	84%
Capital Investment	Certified Progress	HDFC Bank Limited ...	1045 of 1240 Sold

PROMOTER STAKEHOLDER STRUCTURE & LAND TITLE

Direct Ownership & Legal Entity Disclosures

*** Managing Director / Authorized Signatory: Shri Ramesh Patel (Father: Shri Amit Patel)**

*** Director / Partner: Smt. Meena Patel (Father: Shri Ramesh Patel)**

* Registered Office / Site: Opposite MCA Stadium, Gahunje, Pune, Maharashtra 412101

*** Land Ownership: Freehold Land (Clear Marketable Title verified by Sub-Registrar Haveli)**

* Total Attached Filings: Exactly 3 statutory documents verified in State Gazette Register

HOW TO USE THIS OFFICIAL REPORT

This report synthesizes sworn statutory filings from MahaRERA, land registries, and HDFC Bank Limited (Pune Main Branch) escrow records.
It equips you with clear, non-negotiable legal clarity before paying a token advance of Rs. 5 Lakh - Rs. 15 Lakh.
Review the Executive Safety Gauge (Page 02) and Capital Allocation & Escrow Shield (Page 03) in this summary preview.
Unlock the complete 7-page report for Document Registers (Pages 04-05) and Pre-Booking Counter-Demands (Page 06).

SECTION 01 / RISK VERDICT & TIMELINE

Executive Safety Appraisal & Construction Horizon



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SAFETY SCORE

STATUTORY REGULATORY VERDICT

TIMELINE BREACHED

* Dedicated 70% Statutory Bank Escrow active under Section 4(2)(l)(D).
* Statutory delivery target (30 Jun 2024) has lapsed with physical progress at 64%.
* 3 state documents indexed with verified promoter filings.
* Timeline breached on record: statutory delay remedies under RERA Section 18 active.

CONSTRUCTION & DELIVERY TIMELINE REALITY

Physical Work Completed vs. Project Calendar Elapsed

1. CALENDAR DURATION ELAPSED (100% OF TIMELINE)

25 Aug 2019 Start — **30 Jun 2024 Handover**

2. CERTIFIED PHYSICAL WORK DONE (64% VERIFIED)

Foundation & RCC (100%) — **Finishing & MEP Remaining (36%)**

*** CIVIL INSIGHT: Operational gap of 36%. Verify contractor site mobilization before committing final advance.**

STATUTORY COMPLIANCE & SAFETY BENCHMARKS

Four Pillars of Homebuyer Risk Assessment

1. RERA Registration & Authority Approval

VERIFIED ACTIVE

Registration P52100017324 is active with MahaRERA. The promoter has fulfilled statutory public disclosure requirements, including sanctioned layout blueprints and building permits.

2. Delivery Horizon & Work Stage Concordance

TIMELINE BREACHED

Sworn completion target of 30 Jun 2024 has lapsed with certified civil progress at 64%. Statutory delivery timeline is breached without an updated extension on record.

3. 70% Bank Escrow Account Compliance

SECURED

Dedicated HDFC Bank Limited (Pune Main Branch) Escrow Account (HDFC0000007, A/C **********9283 (Designated 70% RERA Escrow)) is established. Section 4(2)(l)(D) statutory protections apply to all buyer fund deposits.

4. Title Clarity & Absence of Encumbrance Litigation

CLEAR TITLE

Land Ownership: Freehold Land (Clear Marketable Title verified by Sub-Registrar Haveli). Verified against state gazette records with no unnotified stop-work injunction on file.

SECTION 02 / FINANCIALS & INVENTORY

Capital Allocation, Inventory Traction & Escrow Shield

CAPITAL ALLOCATION

Project Investment Breakdown



- **Construction & Infrastructure: Rs. 162.8 Cr (77%)**
  Civil works, towers, roads, and MEP facilities
- **Land Acquisition: Rs. 48.5 Cr (23%)**
  Freehold / Leasehold statutory parcel cost allocation

Total Declared Investment: Rs. 211.3 Cr

MARKET TRACTION & SALES

Inventory Absorption Rate



Total Project Units: 1240 Units Registered

*** Sold / Booked: 1045 Units (84%)**

* Available Balance: 195 Units (16%)

* Typology / Sizes: 2 BHK (840 Sq.Ft.), 3 BHK (1,350...
* Declared Unit Rate: Rs. 9,200/sq.ft.

High buyer demand ensures sustained project cashflow

70%
ESCROW

STATUTORY 70% BANK ESCROW ACCOUNT SHIELD

Mandatory Homebuyer Protection under RERA Section 4(2)(l)(D)

Designated Bank: HDFC BANK LIMITED (PUNE MAIN BRANCH)

Escrow A/C No: **********9283 (Designated 70% RERA E...

Bank IFSC Code: HDFC0000007 * Designated Project Account

WHERE YOUR MONEY GOES: By law, 70% of every rupee you pay must be deposited into this specific HDFC Bank Limited (Pune Main Branch) account. The promoter can only withdraw funds against signed certificates from an engineer, architect, and chartered accountant as construction progresses. NEVER transfer booking money into any personal or current account.

HOMEBUYER FINANCIAL PROTECTION GUIDELINES

How to Protect Your Milestone Payments Before Handover

A **Milestone Payments Must Match Site Inspection Form 1 & Form 2**

Do not pay construction installments based solely on a builder invoice. Under RERA Section 4, payment demands can only be issued after the project Architect (Form 1) and Structural Engineer (Form 2) have signed off that the specific slab or floor is cast and cured.

B **Strict Deposit Mandate into HDFC Bank Limited (Pune Main Branch) Account **********9283 (Designated 70% RERA Escrow)**

Ensure all cheques, RTGS, or NEFT transfers specify HDFC Bank Limited (Pune Main Branch) Account **********9283 (Designated 70% RERA Escrow) (IFSC HDFC0000007). Retain the bank deposit confirmation receipt with this RERA number endorsed on the slip. Funds in this account cannot be diverted to other projects.

C **Strong 84% Sales Velocity Protects Construction Liquidity**

With 1045 of 1240 registered units already booked, project receivables provide healthy cash inflow to complete remaining finishes (Rs. 211.3 Cr overall development budget). This minimizes the risk of sudden abandonment due to promoter insolvency.

D **Demand the Latest CA Form 3 Balance Certificate Prior to Agreement Signing**

Before executing your registered Agreement for Sale, request a copy of the latest quarterly Chartered Accountant Form 3 certificate to verify that 70% of buyer collections have been spent strictly on physical site construction.