

PROJECT REGISTRATION - PREVIEW

Andhra Pradesh Real Estate Regulatory Authority (APRERA)

Application Number:	100126918124	PAN Number:	ODZPS3289L
Promoter Type:	Mixed Development	Date:	03/02/2026

Promoter Details

Name	gopi	Father Name	Netaji
PAN Card Number	ODZPS3289L	Aadhaar Number	12345678901234
Mobile Number	09999999999	Email ID	gopi@gmail.com
State/UT	TS	District	Guntur
Landline Number	0124567891	Promoter Website	N/A

Project Bank Details

Bank State	AP	Bank Name	HDFC
Branch Name	Ameerpet	Account Number	123456789012345676
IFSC Code	12345	Account Holder Name	Ram

Attached Documents

Document Type	Uploaded Document
Income Tax Return Acknowledgement of Preceding Year 1	View Document
Income Tax Return Acknowledgement of Preceding Year 2	View Document
Income Tax Return Acknowledgement of Preceding Year 3	View Document
Consolidated Income Tax Returns for the Past 3 Years	Test word.pdf
Balance Sheet	Test word.pdf

Promoter Details

Name	gopi
Father Name	Netaji
PAN Card Number	ODZPS3289L
PAN Card Document	Test word.pdf
Aadhaar Number	12345678901234
Aadhaar Upload	Test word.pdf
Mobile Number	09999999999
Landline Number	0124567891
Email Id	gopi@gmail.com
State/UT	TS
District	Guntur
License Number by the local bodies	N/A
License issued date	N/A
Promoter Website Url	NA (/)
Upload License certificate	View Document
GST Num	N/A
GST Num Document	View Document
Photo	View Photo

Project Details

aprera			
Project Description	aprera real estate authority		
Project Type	Mixed Development	Project Status	3
Building Plan No	11-99-1A	Survey No	89564
Building Permission Validity From	01-02-2026	Building Permission Validity To	26-02-2026
Project Starting Date	07-02-2026	Proposed Completion Date	26-02-2026
Total Area of Land (Sq.m)	18888.00	Height of Building (m)	0.00
Total Plinth Area (Sq.m)	5.00	Total Open Area (Sq.m)	18883.00
Total Built-up Area (Sq.m)	55.00	Estimated Cost of Construction	₹ 5555.00
Cost of Land	₹ 67767.00	Total Project Cost	₹ 73322.00
No.of Garages Available for Sale	0		
Total Area of Garages(Sq.m)	0.00		
No.of Open Parking Spaces	0		
Total Open Parking(Sq.m)	0.00		
No.of Covered Parking	0		
Total covered Parking Area(Sq.m)	0.00		

Project Site Address

Address Line 1	1-135, post oficd stright		
Address Line 2	N/A		
District	N/A	Mandal	N/A
Local Area/Village	N/A	Pincode	534324
Latitude	N/A	Longitude	N/A

Project Local Address For Communication

Address Line1	N/A
Address Line2	N/A
District	N/A
Mandal	N/A
Local Area/Village	N/A
PINcode	N/A
Project Website	NA (/)

Plan Approving Authority

Plan Approving Authority	N/A	APCRDA Name	N/A	Survey No.	89564
				Address Proof	Test word.pdf

Development Details

Building Type	Apartments / Flats
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Total Flats: 1

S.No	Block	Floor	Flat No	Type	Carpet Area	Balcony Area	Common Area	Parking Area	Total Area
Block : MAIN									
1	MAIN	1	104	2BHK	77.24	0	13.07	11.5	111.95

External Development Work

Work Type	% Completed
Roads	1%
Water Supply	1%
Fire Fighting Facility	7%
Drinking Water Facility	77%
Use of Renewable Energy	7%
Sewage and Drainage System	7%
Emergency Evacuation Service	7%
Solid Waste Management And Disposal	77%
Electricity Supply Transformation Station	77%

Project Material Facts

No of Units in the projects	1
No of Units advances taken	0
No of units where agreement for sale entered	77
No of units sold in the project	88

The above said information is true to the best of my knowledge. The material facts regarding the above table are not concealed anywhere.

The Authority is at a liberty to initiate legal action on the said project, if the above stated facts in the table is false.

Associate Details

Project Agent

S.No	RERA Registration No	Agent Name	Address	Mobile Number
1	88	Mohan	kakinada	9988776655

Project Architects

S.No	Architect Name	Email ID	Address Line 1	Address Line 2	State/UT	District	PIN Code	Year of establishment	Number of Projects
1	gopi	gopi@gmail.com	kakinada	ap	1	15	090989	1999	

Structural Engineers

S.No	Engineer Name	Email	Address	State	District	PIN Code	Mobile	No. of Key Projects
1	mohan	moahan@gmail.com	kakinada	1	24		099999999999	

Chartered Accountant

S.No	CA Name	Email ID	Address	State/UT	District	Mobile	ICAI Member ID
1	gw	gw@mial.com	kkd	1	24	099999999999	KJUI6788

Project Engineers

S.No	Engineer Name	Email ID	Address	State/UT	District	PIN Code	Mobile	No. of Key Projects
1	asdfghj	sunil@admin.com	asdfghjk	1	20	521201	099999999999	56

Project Contractors

S.No	Nature of Work	Contractor Name	Email ID	Address	State/UT	District	PIN Code	Year of Establishment	No. of Key Projects
1	12345	qwertasd	gopi@gmail.com	asdfghjk	1	18	521201	1990	56

Consultancy Details

Name of Consultancy/Agency/Association	N/A
Consultant Name	N/A
Mobile Number	N/A
Email Id	N/A
Full Address for communication	N/A

Other State / Past Project / Litigation Details

Registered in Other State / UT No

Projects launched in last 5 years No

Any Civil / Criminal Cases No

Attached Documents

Document Type	Uploaded Document
Copies of the registered ownership documents / Pattadhar pass books issued by Revenue department along with link documents and authorization letter given by the Land Owner (refer Form P20 in form download). *	NA
Copies of the combined field sketches showing the Survey Number boundaries, Subdivision boundaries, and Layout boundaries duly marking the Geo-Coordinates at every corner of the site. *	NA
Detailed site plan showing the measurements as on ground including diagonals along with Geo-Coordinates (Latitude and Longitude) at end points of the project site along with incorporation on Satellite Imagery. *	NA
Copy of the registered development agreement between the Owner of the land and the Promoter / Authorization letter given by the Land owner to undertake the construction of the building by the promoter. *	NA
Land Title search Report from an Advocate (include Advocate Enrolment Number) having experience of atleast ten years in land related matters. *	NA
Latest (by 30 days) Encumbrance certificate (for entire period of document) issued by the Registration and Stamps department. *	NA
Copy of the plan and proceedings issued by the competent Authority for approval of plans (TDR Bonds, if any). *	NA
Approved plan / list of amenities proposed in the site. *	NA

Document Type	Uploaded Document
NOC's issued by Authority (where applicable viz., Airport Authority, Fire Department, Environmental Clearance, etc.).	NA
Detailed technical specifications of the construction of the buildings and facilities proposed in the project including brand details, specifications of infrastructure and details of fixtures and fittings (refer Form P18 in forms download). *	View Document
Topo Plan drawn to a scale with nearby land marks of the site.	NA
Licenses / Enrolment form of Civil Contractors, or turnkey contractor, or EPC Contractors of the project (if any).	NA
Licenses / Enrolment form of Engineer or firm or company (if any).	NA
Licenses / Enrolment form of Chartered Accountant or firm or company.	NA
Detailed estimate of the expenditure for construction of the building (refer Form P16 in forms download). *	NA
Statement of source of funds for construction of building (refer Form P9 in forms download). *	NA

Document Type	Uploaded Document
Details of financial agreement made with any bank or other financial institution recognised by the Reserve Bank of India and of legal safeguards taken, if any, for the construction of building, or transfer of building by sale, gift or mortgage or otherwise (wherever applicable).	NA
Copy of documents showing details of mortgage or any other legal encumbrance created on land in favour of any bank or financial institution recognised by the RBI (where applicable).	NA
Proforma of the Allotment Letter proposed to be signed with the Allottee (refer Form P14 in forms download). *	NA
Proforma of the Agreement for Sale proposed to be signed with the Allottee (refer Form P15 in forms download). *	NA
Proforma of the Conveyance Deed proposed to be signed with the Allottee.	NA
Structural Stability Certificate duly issued by Certified Structural Consultant (refer Form P19 in forms download). *	NA
Copy of Insurance of title of the land.	NA
FORM - B, Declaration, supported by an affidavit (on Rs.20 non judicial stamp paper), which shall be signed by the promoter or any person authorized by the promoter under Rule 3-B(2)(a) of AP Real Estate Rules-2017 (refer Form P11 in forms download). *	NA

Document Type	Uploaded Document
Details of the area mortgaged to the Competent Authority for approval of Plans / Mortgage Deed.	NA

Declaration

I/We **gopi** solemnly affirm and declare that the particulars given above are correct to my/our knowledge and belief.

Note

1. The applicability of the Penalty/additional fee may be imposed, if any, provision of the act is violated, as determined by the Authority, as the case may be.
2. As per section 4 of the RERA Act, 2016, you are hereby directed to address the shortfalls within 15 days as addressed by the Authority, failing which the application may be rejected as per Section 4 of the Act.

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Andhra Pradesh Real Estate Regulatory Authority (APRERA)

Application Number: 100126918124

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