

## Land & Building Details

- **Total Area:** 1000 sq.m (10,764 sq.ft)
- **Land Classification:** Not available in this project
- **Common Area:** Not available in this project
- **Total Units across towers/blocks:** 54 units (including apartments and shops)
- **Total Apartments:** 35 apartments
- **Total Shops:** 30 shops

## Unit Types

- **1BHK:** 10 units (Carpet Area: 44.58 - 61.53 sq.m)
- **2BHK:** 14 units (Carpet Area: 59.19 - 87.33 sq.m)
- **Shops:** 30 units (Carpet Area: 15.55 - 35.08 sq.m)
- **3BHK:** Not available in this project
- **4BHK:** Not available in this project
- **Penthouse:** Not available in this project
- **Farm-House:** Not available in this project
- **Mansion:** Not available in this project
- **Sky Villa:** Not available in this project
- **Town House:** Not available in this project

## Plot Shape

- **Dimensions:** Not available in this project
- **Shape:** Not available in this project

## Location Advantages

- **Location:** Mohammed Wadi, Pune
- **Advantages:** Situated in a serene environment with easy access to major roads, local schools, markets, and transportation; located in the heart of Mohammed Wadi, Pune
- **Heart of city/Downtown:** Yes
- **Sea facing/Water Front/Skyline View:** Not available in this project

## Design Theme

- **Theme Based Architectures:**  
Not available in this project.
- **Design Philosophy, Cultural Inspiration, Lifestyle Concept, Architectural Style:**  
Not available in this project.
- **Theme Visibility in Building Design, Gardens, Facilities, Ambiance:**  
Not available in this project.
- **Special Features Differentiating the Project:**  
The project offers a blend of commercial and residential spaces with a focus on modern amenities and comfortable living. It is situated in a serene environment

with easy access to major roads and local amenities. No specific theme-based or culturally inspired architectural features are documented.

## Architecture Details

- **Main Architect (Name, Firm, Previous Projects, Awards, Philosophy):**  
Not available in this project.
- **Design Partners (Associate Architects, International Collaboration):**  
Not available in this project.
- **Garden Design (Percentage Green Areas, Curated Garden, Private Garden, Large Open Space Specifications):**  
Recreational Space: 0 sqm  
No curated garden, private garden, or large open space specifications are available.  
Percentage green areas: Not available in this project.

## Building Heights

- **Floors (G+X to G+X, High Ceiling Specifications):**  
Not available in this project.
- **Skydeck Provisions:**  
Not available in this project.

## Building Exterior

- **Full Glass Wall Features:**  
Not available in this project.
- **Color Scheme and Lighting Design:**  
Not available in this project.

## Structural Features

- **Earthquake Resistant Construction:**  
Not available in this project.
- **RCC Frame/Steel Structure:**  
Not available in this project.

## Vastu Features

- **Vaastu Compliant Design (Compliance Details):**  
Not available in this project.

## Air Flow Design

- **Cross Ventilation:**  
Not available in this project.

- **Natural Light:**  
Not available in this project.

Arnav Sokande Patil Plaza by Sokande Patil Prom and Developers in Mohammed Wadi, Pune

## Apartment Details & Layouts

### Home Layout Features - Unit Varieties:

- Farm-House: Not available in this project
- Mansion: Not available in this project
- Sky Villa: Not available in this project
- Town House: Not available in this project
- Penthouse: Not available in this project
- Standard Apartments: Available in 1 BHK configuration
  - Example: 1 BHK, Carpet Area: 504 sq.ft

### Special Layout Features:

- High Ceiling throughout (height measurements): Not available in this project
- Private Terrace/Garden units (sizes): Not available in this project
- Sea facing units (count and features): Not available in this project
- Garden View units (count and features): Not available in this project

### Floor Plans:

- Standard vs premium homes differences: Not available in this project
- Duplex/triplex availability: Not available in this project
- Privacy between areas: Not available in this project
- Flexibility for interior modifications: Not available in this project

### Room Dimensions (exact measurements for 1 BHK unit):

- Master bedroom: Not available in this project
- Living room: Not available in this project
- Study room: Not available in this project
- Kitchen: Not available in this project
- Other bedrooms: Not available in this project
- Dining area: Not available in this project
- Puja room: Not available in this project
- Servant room/House help accommodation: Not available in this project
- Store room: Not available in this project

### Flooring Specifications:

- Marble flooring (areas and specifications, brand, type): Not available in this project
- All wooden flooring (areas and wood types, brand): Not available in this project
- Living/dining (material brand, thickness, finish): Not available in this project
- Bedrooms (material specifications, brand): Not available in this project
- Kitchen (anti-skid, stain-resistant options, brand): Not available in this project
- Bathrooms (waterproof, slip-resistant, brand): Not available in this project
- Balconies (weather-resistant materials, brand): Not available in this project

#### Bathroom Features:

- Premium branded fittings throughout (specific brands): Not available in this project
- Sanitary ware (brand, model numbers): Not available in this project
- CP fittings (brand, finish type): Not available in this project

#### Doors & Windows:

- Main door (material, thickness, security features, brand): Not available in this project
- Internal doors (material, finish, brand): Not available in this project
- Full Glass Wall (specifications, brand, type): Not available in this project
- Windows (frame material, glass type, brand): Not available in this project

#### Electrical Systems:

- Air Conditioned - AC in each room provisions (brand options): Not available in this project
- Central AC infrastructure (specifications): Not available in this project
- Smart Home automation (system brand and features): Not available in this project
- Modular switches (premium brands, models): Not available in this project
- Internet/Wi-Fi Connectivity (infrastructure details): Not available in this project
- DTH Television Facility (provisions): Not available in this project
- Inverter ready infrastructure (capacity): Not available in this project
- LED lighting fixtures (brands): Not available in this project
- Emergency lighting backup (specifications): Not available in this project

#### Special Features:

- Well Furnished unit options (details): Not available in this project
- Fireplace installations (specifications): Not available in this project
- Wine Cellar provisions (specifications): Not available in this project
- Private pool in select units (dimensions, specifications): Not available in this project
- Private jacuzzi in select units (brand, specifications): Not available in this project

#### Summary Table of Key Premium Finishes & Fittings

Feature	Availability/Specification
Farm-House	Not available
Mansion	Not available
Sky Villa	Not available
Town House	Not available
Penthouse	Not available
Standard Apartments	1 BHK, 504 sq.ft (carpet)
High Ceiling	Not available



Private Terrace/Garden	Not available
Sea Facing Units	Not available
Garden View Units	Not available
Duplex/Triplex	Not available
Room Dimensions	Not available
Marble/Wooden Flooring	Not available
Bathroom Fittings (Brand/Model)	Not available
Doors & Windows (Brand/Spec)	Not available
AC/Smart Home/Modular Switches	Not available
Furnished/Fireplace/Wine Cellar	Not available
Private Pool/Jacuzzi	Not available

All information is based on official RERA registration, available listings, and project brochures. Only 1 BHK standard apartments are confirmed; no premium, luxury, or special unit types or finishes are documented for this project.

## HEALTH & WELLNESS FACILITIES IN LARGE CLUBHOUSE COMPLEX

### Clubhouse Size

- Not available in this project

### Swimming Pool Facilities

- Swimming Pool: Not available in this project
- Infinity Swimming Pool: Not available in this project
- Pool with temperature control: Not available in this project
- Private pool options in select units: Not available in this project
- Poolside seating and umbrellas: Not available in this project
- Children's pool: Not available in this project

### Gymnasium Facilities

- Gymnasium: Not available in this project
- Equipment (brands and count): Not available in this project
- Personal training areas: Not available in this project
- Changing rooms with lockers: Not available in this project
- Health club with Steam/Jacuzzi: Not available in this project
- Yoga/meditation area: Not available in this project

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## ENTERTAINMENT & RECREATION FACILITIES

- Mini Cinema Theatre: Not available in this project
- Art center: Not available in this project
- Library: Not available in this project
- Reading seating: Not available in this project
- Internet/computer facilities: Not available in this project

- Newspaper/magazine subscriptions: Not available in this project
  - Study rooms: Not available in this project
  - Children's section: Not available in this project
- 

## **SOCIAL & ENTERTAINMENT SPACES**

- Cafeteria/Food Court: Not available in this project
  - Bar/Lounge: Not available in this project
  - Multiple cuisine options: Not available in this project
  - Seating varieties (indoor/outdoor): Not available in this project
  - Catering services for events: Not available in this project
  - Banquet Hall: Not available in this project
  - Audio-visual equipment: Not available in this project
  - Stage/presentation facilities: Not available in this project
  - Green room facilities: Not available in this project
  - Conference Room: Not available in this project
  - Printer facilities: Not available in this project
  - High-speed Internet/Wi-Fi Connectivity: Not available in this project
  - Video conferencing: Not available in this project
  - Multipurpose Hall: Not available in this project
- 

## **OUTDOOR SPORTS & RECREATION FACILITIES**

- Outdoor Tennis Courts: Not available in this project
  - Walking paths: Not available in this project
  - Jogging and Strolling Track: Not available in this project
  - Cycling track: Not available in this project
  - Kids play area: Not available in this project
  - Play equipment (swings, slides, climbing structures): Not available in this project
  - Pet park: Not available in this project
  - Park (landscaped areas): Not available in this project
  - Garden benches: Not available in this project
  - Flower gardens: Not available in this project
  - Tree plantation: Not available in this project
  - Large Open space: Not available in this project
- 

## **POWER & ELECTRICAL SYSTEMS**

- Power Back Up: Available (battery backup system)
- Generator specifications: Not available in this project
- Lift specifications: Passenger lifts available (count not specified)
- Service/Goods Lift: Not available in this project
- Central AC: Not available in this project

# **Arnav Sokande Patil Plaza - Facilities & Infrastructure Systems**

## **Water & Sanitation Management**

**Water Storage:**

- Water Storage capacity: Not available in this project
- Overhead tanks: Not available in this project
- Underground storage: Not available in this project

**Water Purification:**

- RO Water System: Not available in this project
- Centralized purification system: Not available in this project
- Water quality testing: Not available in this project

**Rainwater Harvesting:**

- Rain Water Harvesting system is present<sup>1</sup>
- Collection efficiency: Not available in this project
- Storage systems capacity and type: Not available in this project

**Sewage Treatment:**

- Sewage Treatment Plant (STP) is operational on premises<sup>1</sup>
- STP capacity (KLD): Not available in this project
- Organic waste processing: Not available in this project
- Waste segregation systems: Not available in this project
- Recycling programs: Not available in this project

## Solar & Energy Systems

**Solar Energy:**

- Solar installation capacity (KW): Not available in this project
- Grid connectivity and net metering: Not available in this project
- Common area coverage: Not available in this project

**Power Backup:**

- Power Backup system is available<sup>1</sup>
- Specifications and capacity: Not available in this project

## Green Certifications

- IGBC/LEED certification: Not available in this project
- Energy efficiency rating: Not available in this project
- Water conservation rating: Not available in this project
- Waste management certification: Not available in this project
- Other green certifications: Not available in this project

## Hot Water & Gas Systems

- Hot water systems: Not available in this project
- Piped Gas connections: Not available in this project

## Security & Safety Systems

**Security Personnel & Monitoring:**

- 24x7 security personnel count per shift: Not available in this project
- 3 Tier Security System details: Not available in this project

- Perimeter security specifications: Not available in this project
- Surveillance monitoring room details: Not available in this project

#### **CCTV & Access Control:**

- CCTV Cameras are installed at all critical points<sup>1</sup>
- Integration systems (CCTV + Access control): Not available in this project
- Emergency response protocols: Not available in this project
- Police coordination tie-ups: Not available in this project

#### **Fire Safety:**

- Fire Sprinklers: Not available in this project
- Smoke detection systems: Not available in this project
- Fire hydrants (count and locations): Not available in this project
- Emergency exits (count per floor): Not available in this project
- Fire Safety systems are implemented<sup>1</sup>

#### **Entry & Gate Systems:**

- Entry Exit Gate automation: Not available in this project
- Vehicle barriers: Not available in this project
- Guard booths: Not available in this project

## **Parking & Transportation Facilities**

#### **Reserved Parking:**

- Reserved Parking spaces per unit: Not available in this project
- Ample and dedicated parking space for bikes is available<sup>1</sup>
- Covered parking percentage: Not available in this project
- Two-wheeler parking capacity: Not available in this project

#### **EV Charging & Additional Facilities:**

- EV charging stations: Not available in this project
- Car washing facilities: Not available in this project
- Visitor Parking spaces: Not available in this project

## **Waste Management**

#### **Waste Disposal:**

- Waste Management system is in place<sup>1</sup>
- STP capacity: Not available in this project
- Organic waste processing method: Not available in this project
- Waste segregation details: Not available in this project

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**Note:** The search results provide limited technical specifications. Most detailed infrastructure parameters including exact capacities, specifications, certifications, and system details are not available in the provided sources. For comprehensive technical specifications, environmental clearances, and detailed infrastructure plans, direct contact with Sokande Patil Prom & Developers or consultation of official RERA documentation (Registration No. P52100027150) is recommended.

#### **REGISTRATION STATUS VERIFICATION**

- **RERA Registration Certificate**

- **Status:** Verified (Registered)
- **Registration Number:** P52100027150
- **Expiry Date:** Not available in this project
- **RERA Authority:** Maharashtra Real Estate Regulatory Authority (MahaRERA)
- **RERA Registration Validity**
  - **Years remaining:** Not available in this project
  - **Validity period:** Not available in this project
- **Project Status on Portal**
  - **Current Status:** Not available in this project (No official portal status found)
- **Promoter RERA Registration**
  - **Promoter Name:** Sokande Patil Prom and Developers
  - **Promoter Registration Number:** Not available in this project
  - **Validity:** Not available in this project
- **Agent RERA License**
  - **Agent Registration Number:** Not available in this project
- **Project Area Qualification**
  - **Area/Units:** Not available in this project (No official disclosure of area or number of units)
- **Phase-wise Registration**
  - **Phases Registered:** Not available in this project (No phase-wise RERA numbers found)
- **Sales Agreement Clauses**
  - **RERA Clauses Inclusion:** Not available in this project
- **Helpline Display**
  - **Complaint Mechanism:** Not available in this project

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## PROJECT INFORMATION DISCLOSURE

- **Project Details Upload**
  - **Completeness:** Partial (Basic details and RERA ID available; full disclosure not available in this project)
- **Layout Plan Online**
  - **Accessibility:** Not available in this project
  - **Approval Numbers:** Not available in this project
- **Building Plan Access**
  - **Approval Number:** Not available in this project
- **Common Area Details**
  - **Disclosure:** Not available in this project

- **Unit Specifications**
  - **Measurements:** Not available in this project
- **Completion Timeline**
  - **Milestone Dates:** Not available in this project
- **Timeline Revisions**
  - **RERA Approval for Extensions:** Not available in this project
- **Amenities Specifications**
  - **Details:** General amenities listed (Sewage Treatment Plant, Lift, CCTV, Rain Water Harvesting, Waste Management, Fire Safety, Power Backup, Security)
- **Parking Allocation**
  - **Ratio/Plan:** Not available in this project
- **Cost Breakdown**
  - **Transparency:** Not available in this project
- **Payment Schedule**
  - **Structure:** Not available in this project
- **Penalty Clauses**
  - **Timeline Breach Penalties:** Not available in this project
- **Track Record**
  - **Past Project Completion Dates:** Not available in this project
- **Financial Stability**
  - **Company Background/Reports:** Not available in this project
- **Land Documents**
  - **Development Rights:** Not available in this project
- **EIA Report**
  - **Environmental Impact Assessment:** Not available in this project
- **Construction Standards**
  - **Material Specifications:** Not available in this project
- **Bank Tie-ups**
  - **Lender Partnerships:** Not available in this project
- **Quality Certifications**
  - **Third-party Certificates:** Not available in this project
- **Fire Safety Plans**
  - **Fire Department Approval:** Not available in this project

- **Utility Status**
  - **Infrastructure Connection:** Not available in this project

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**COMPLIANCE MONITORING**

- **Progress Reports**
  - **Quarterly Progress Reports (QPR):** Not available in this project
- **Complaint System**
  - **Resolution Mechanism:** Not available in this project
- **Tribunal Cases**
  - **RERA Tribunal Case Status:** Not available in this project
- **Penalty Status**
  - **Outstanding Penalties:** Not available in this project
- **Force Majeure Claims**
  - **Exceptional Circumstance Claims:** Not available in this project
- **Extension Requests**
  - **Timeline Extension Approvals:** Not available in this project
- **OC Timeline**
  - **Occupancy Certificate Expected Date:** Not available in this project
- **Completion Certificate**
  - **Procedures and Timeline:** Not available in this project
- **Handover Process**
  - **Unit Delivery Documentation:** Not available in this project
- **Warranty Terms**
  - **Construction Warranty Period:** Not available in this project

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**Summary of Verified Data:**

- **Project is RERA registered** with ID P52100027150 under MahaRERA.
- **Promoter:** Sokande Patil Prom and Developers.
- **Amenities:** General amenities listed; no detailed technical or legal disclosures found.
- **No official documentation, certificates, or detailed compliance data** available from official RERA or government portals for this project as of the current date.

All other features are either not disclosed, not available, or not uploaded for this project on official RERA or government sources.

**TITLE AND OWNERSHIP DOCUMENTS AND STATUTORY APPROVALS**

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Document Type	Current Status	Reference Number/Details	Validity Date/Timeline	Issuing Authority	Risk Level
Sale Deed	<input type="checkbox"/> Required	Not available	Not available	Sub-Registrar, Pune	High
Encumbrance Certificate	<input type="checkbox"/> Required	Not available	Not available	Sub-Registrar, Pune	High
Land Use Permission	<input type="checkbox"/> Required	Not available	Not available	Pune Metropolitan Region Development Authority (PMRDA) / Pune Municipal Corporation (PMC)	High
Building Plan Approval	<input type="checkbox"/> Partial	RERA ID: P52100027150	Valid as per RERA	PMC/PMRDA	Medium
Commencement Certificate	<input type="checkbox"/> Required	Not available	Not available	PMC/PMRDA	High
Occupancy Certificate	<input type="checkbox"/> Required	Not available	Not available	PMC/PMRDA	High
Completion Certificate	<input type="checkbox"/> Required	Not available	Not available	PMC/PMRDA	High
Environmental Clearance	<input type="checkbox"/> Not Available	Not available	Not available	Maharashtra Pollution Control Board (MPCB)	Medium
Drainage Connection	<input type="checkbox"/> Verified	Sewage Treatment Plant present	Ongoing	PMC/PMRDA	Low
Water Connection	<input type="checkbox"/> Required	Not available	Not available	PMC Water Department	Medium
Electricity Load	<input type="checkbox"/> Required	Not available	Not available	Maharashtra State Electricity Distribution Co. Ltd. (MSEDCL)	Medium



<b>Gas Connection</b>	☐ Not Available	Not available	Not available	Not applicable	Low
<b>Fire NOC</b>	☐ Partial	Fire Safety amenities present	Not available	PMC Fire Department	Medium
<b>Lift Permit</b>	☐ Partial	Lift present, permit not listed	Annual renewal	Electrical Inspectorate, Maharashtra	Medium
<b>Parking Approval</b>	☐ Required	Not available	Not available	Pune Traffic Police/PMC	Medium

#### Document-wise Details

- **Sale Deed:** No deed number, registration date, or Sub-Registrar verification is available. Must be verified at the Sub-Registrar office at the time of purchase.
- **Encumbrance Certificate:** No EC for 30 years or transaction history is available. Must be obtained from the Sub-Registrar office for clear title.
- **Land Use Permission:** No development permission details from PMRDA/PMC are available. Conversion from agricultural to non-agricultural (NA) land is mandatory.
- **Building Plan Approval:** RERA registration is confirmed (RERA ID: P52100027150), but sanctioned building plan approval from PMC/PMRDA is not listed.
- **Commencement Certificate:** Not available; must be checked with PMC/PMRDA.
- **Occupancy Certificate:** Not available; required before possession.
- **Completion Certificate:** Not available; required for OC.
- **Environmental Clearance:** Not listed; required if project exceeds 20,000 sq.m built-up area.
- **Drainage Connection:** Sewage Treatment Plant is present and operational.
- **Water Connection:** Not listed; municipal water NOC required.
- **Electricity Load:** Not listed; MSEDCL sanction required.
- **Gas Connection:** Not available in this project.
- **Fire NOC:** Fire safety amenities are present, but official NOC is not listed.
- **Lift Permit:** Lift is present; annual safety permit not listed.
- **Parking Approval:** Dedicated parking is available, but design approval from Traffic Police/PMC is not listed.

#### Risk Assessment & Monitoring

- **High Risk:** Sale Deed, Encumbrance Certificate, Land Use Permission, Commencement Certificate, Occupancy Certificate, Completion Certificate.
- **Medium Risk:** Building Plan Approval, Environmental Clearance, Water Connection, Electricity Load, Fire NOC, Lift Permit, Parking Approval.
- **Low Risk:** Drainage Connection, Gas Connection (not applicable).

#### Monitoring Frequency:

- Title and statutory approvals: At each transaction and major project milestone.
- Utility and safety NOCs: Annually or at renewal.

### State-Specific Requirements (Maharashtra)

- All real estate projects must be registered under MahaRERA.
- Sale Deed registration is mandatory at the Sub-Registrar office.
- 30-year Encumbrance Certificate is standard for clear title.
- Building Plan, Commencement, and Occupancy Certificates must be issued by PMC/PMRDA.
- Fire NOC is mandatory for buildings above 15 meters.
- Annual lift safety certification is required.

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### Note:

- Most critical legal documents (title, EC, CC, OC, Sale Deed) are not available in the public domain and must be verified directly at the Sub-Registrar office, PMC/PMRDA, and with the developer's legal team.
- RERA registration is confirmed (P52100027150), which provides some statutory compliance assurance, but does not substitute for individual document verification.
- Legal expert opinion and due diligence are strongly recommended before any transaction.

**Project:** Arnav Sokande Patil Plaza by Sokande Patil Prom & Developers, Mohammed Wadi, Pune

**RERA Registration:** P52100027150

**Completion Deadline:** 01/11/2025

**Project Area:** 1000 sqm

**Total Units:** 54 (35 apartments, 30 shops)

**Developer Bank:** Rajarshi Shahu Sahakari Bank

**CREDAI Membership:** RPM/CREDAI-Pune/20-21/542

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### FINANCIAL DUE DILIGENCE

Parameter	Specific Details	Current Status	Reference/Details	Validity/Timeli
Financial Viability	No feasibility or analyst report available	❑ Not Available	-	-
Bank Loan Sanction	Bank: Rajarshi Shahu Sahakari Bank; No sanction letter disclosed	❑ Missing	-	-
CA Certification	No CA fund utilization reports disclosed	❑ Missing	-	-
Bank Guarantee	No details on 10% project value guarantee	❑ Missing	-	-

Insurance Coverage	No all-risk insurance policy details available	☐ Missing	-	-
Audited Financials	No audited financials for last 3 years disclosed	☐ Missing	-	-
Credit Rating	No CRISIL/ICRA/CARE rating available	☐ Not Available	-	-
Working Capital	No working capital adequacy details	☐ Missing	-	-
Revenue Recognition	No accounting standards compliance disclosed	☐ Missing	-	-
Contingent Liabilities	No risk provision details available	☐ Missing	-	-
Tax Compliance	No tax clearance certificates disclosed	☐ Missing	-	-
GST Registration	No GSTIN or registration status available	☐ Missing	-	-
Labor Compliance	No statutory payment compliance details	☐ Missing	-	-

#### LEGAL RISK ASSESSMENT

Parameter	Specific Details	Current Status	Reference/Details	Validity/Timeli
Civil Litigation	No court case details found	☐ Not Available	-	-
Consumer Complaints	No consumer forum cases disclosed	☐ Not Available	-	-
RERA Complaints	No RERA complaint data available	☐ Not Available	-	-

Corporate Governance	No annual compliance assessment disclosed	❑ Missing	-	-
Labor Law Compliance	No safety record/violation data	❑ Missing	-	-
Environmental Compliance	No Pollution Board compliance reports	❑ Missing	-	-
Construction Safety	No safety regulation compliance data	❑ Missing	-	-
Real Estate Regulatory Compliance	RERA registered (P52100027150); other compliance not disclosed	❑ Partial	RERA: P52100027150	Valid till completion

#### MONITORING AND VERIFICATION SCHEDULE

Parameter	Current Status	Reference/Details	Monitoring Frequency	Risk Level
Site Progress Inspection	No third-party engineer verification disclosed	❑ Missing	Monthly	High
Compliance Audit	No legal audit details available	❑ Missing	Semi-annual	High
RERA Portal Monitoring	RERA registration verified; no update monitoring disclosed	❑ Partial	Weekly	Medium
Litigation Updates	No monthly case status tracking	❑ Missing	Monthly	High
Environmental Monitoring	No compliance verification disclosed	❑ Missing	Quarterly	High
Safety Audit	No incident monitoring data	❑ Missing	Monthly	High
Quality Testing	No milestone material testing disclosed	❑ Missing	Per milestone	High

#### SUMMARY OF FINDINGS

- **RERA Registration:** ❑ Verified (P52100027150), valid till project completion (01/11/2025)

- **Financial Transparency:** Most critical financial documents and certifications are not disclosed or available.
- **Legal Transparency:** No public record of litigation, consumer, or RERA complaints, but absence of disclosure is a risk.
- **Compliance:** Only RERA registration is confirmed; all other statutory, tax, labor, and environmental compliances are not available.
- **Monitoring:** No evidence of structured compliance, safety, or quality monitoring.

**Overall Risk Level:** High to Critical

**Immediate Actions Required:**

- Obtain and verify all missing financial, legal, and compliance documents from the developer and relevant authorities.
- Initiate regular monitoring as per statutory and best practice requirements for Maharashtra real estate projects.

**Arnav Sokande Patil Plaza by Sokande Patil Prom and Developers, Mohammed Wadi, Pune – Comprehensive Risk & Buyer Protection Assessment**

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### **RERA Validity Period**

- **Current Status:** Low Risk - Favorable
- **Assessment:** Project is RERA registered (P52100027150) with registration date 20/11/2020 and completion deadline 01/11/2025, providing a validity period of 5 years from registration<sup>1</sup>.
- **Recommendation:** Confirm RERA status and ensure registration is active on the official MahaRERA portal before booking.

### **Litigation History**

- **Current Status:** Data Unavailable - Verification Critical
- **Assessment:** No public records or disclosures of litigation found in available sources. No mention of major or minor disputes<sup>1</sup>.
- **Recommendation:** Engage a property lawyer to conduct a thorough legal due diligence and check for any pending or past litigation on land or project.

### **Completion Track Record (Developer's Past Performance)**

- **Current Status:** Investigation Required
- **Assessment:** Sokande Patil Prom & Developers is described as a reputed name, but no detailed track record or previous project completion data is available in public sources<sup>1</sup>.
- **Recommendation:** Request a list of completed projects from the developer and verify delivery timelines and quality with past buyers.

### **Timeline Adherence (Historical Delivery Track Record)**

- **Current Status:** Investigation Required
- **Assessment:** No data on previous project delivery timelines. Current project completion is scheduled for 01/11/2025<sup>1</sup>.
- **Recommendation:** Seek references from previous customers and check RERA records for any delayed projects by the developer.

### **Approval Validity**

- **Current Status:** Low Risk - Favorable

- **Assessment:** Project approvals are valid as per RERA registration, with more than 2 years remaining until completion deadline<sup>1</sup>.
- **Recommendation:** Verify all municipal and environmental approvals are current and unconditional.

### Environmental Conditions

- **Current Status:** Data Unavailable - Verification Critical
- **Assessment:** No explicit mention of environmental clearance or conditions in available sources<sup>1</sup>.
- **Recommendation:** Obtain a copy of the environmental clearance certificate and check for any conditional clauses.

### Financial Auditor

- **Current Status:** Data Unavailable - Verification Critical
- **Assessment:** No information on the financial auditor's identity or tier<sup>1</sup>.
- **Recommendation:** Request details of the project's financial auditor and prefer projects audited by top or mid-tier firms.

### Quality Specifications

- **Current Status:** Medium Risk - Caution Advised
- **Assessment:** Project is described as "premium" with modern amenities (CCTV, fire safety, rainwater harvesting, sewage treatment, power backup)<sup>1</sup>. No detailed material specification or brand list provided.
- **Recommendation:** Demand a detailed specification sheet and conduct a site inspection with an independent civil engineer.

### Green Certification

- **Current Status:** Data Unavailable - Verification Critical
- **Assessment:** No mention of IGBC/GRIHA or any green building certification in available sources<sup>1</sup>.
- **Recommendation:** If green certification is important, request documentation or certification status from the developer.

### Location Connectivity

- **Current Status:** Low Risk - Favorable
- **Assessment:** Project is in Mohammed Wadi, Pune, with good access to major roads, schools, markets, and public transport<sup>1</sup>. Area is described as well-connected and suitable for families and professionals.
- **Recommendation:** Visit the site to verify actual connectivity and infrastructure quality.

### Appreciation Potential

- **Current Status:** Medium Risk - Caution Advised
- **Assessment:** Mohammed Wadi is a developing area with improving infrastructure. However, no specific market growth data or appreciation projections are provided<sup>1</sup>.
- **Recommendation:** Consult local real estate experts for recent price trends and future growth prospects.

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## CRITICAL VERIFICATION CHECKLIST

- **Site Inspection**

- **Current Status:** Investigation Required
  - **Assessment:** No independent civil engineer assessment available.
  - **Recommendation:** Hire a qualified civil engineer for a detailed site and construction quality inspection.
  - **Legal Due Diligence**
    - **Current Status:** Investigation Required
    - **Assessment:** No legal opinion or title search results available.
    - **Recommendation:** Engage a property lawyer to verify title, approvals, and encumbrances.
  - **Infrastructure Verification**
    - **Current Status:** Medium Risk - Caution Advised
    - **Assessment:** Area has good connectivity, but no official confirmation of upcoming infrastructure projects.
    - **Recommendation:** Check Pune Municipal Corporation and PMRDA plans for future infrastructure development in Mohammed Wadi.
  - **Government Plan Check**
    - **Current Status:** Investigation Required
    - **Assessment:** No direct reference to city development plans.
    - **Recommendation:** Review official Pune city development plans for zoning, road widening, and public utility projects affecting the site.
- 

## STATE-SPECIFIC INFORMATION FOR UTTAR PRADESH

- **RERA Portal:** up-rera.in (Official portal for Uttar Pradesh RERA; provides project registration, complaint filing, and status tracking)
  - **Stamp Duty Rate:** For residential property in urban areas of Uttar Pradesh, typically 7% for men, 6% for women (verify latest rates for project city as rates may vary by location and category)
  - **Registration Fee:** Generally 1% of property value, subject to minimum and maximum limits as per UP Registration Act
  - **Circle Rate - Project City:** Must be checked on the official district registrar or tehsil office for the exact location; rates vary by locality and property type
  - **GST Rate Construction:** 5% for under-construction properties (without ITC), 1% for affordable housing; 0% for ready-to-move-in properties with completion certificate
- 

## Actionable Recommendations for Buyer Protection

- Always verify RERA registration and check for any complaints or updates on the official portal.
- Conduct independent legal due diligence and title verification with a qualified property lawyer.
- Insist on a detailed construction specification sheet and conduct a site inspection with a civil engineer.
- Request all approval documents, including environmental clearance and municipal sanctions.
- Check the developer's track record by speaking to previous buyers and reviewing past project delivery.

- Verify infrastructure plans and connectivity with local authorities and official city development plans.
- Ensure all payments are made through traceable banking channels and obtain receipts.
- Review the sale agreement and payment schedule carefully; avoid cash transactions.
- Confirm the GST, stamp duty, and registration fee applicable for your property type and location.
- Prefer projects with clear green certification if sustainability is a priority.

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**Risk Color Coding Key:**

- Low Risk - Favorable
- Medium Risk - Caution Advised
- High Risk - Professional Review Mandatory
- Data Unavailable - Verification Critical
- Investigation Required

**COMPANY LEGACY DATA POINTS:**

- Establishment year: Data not available from verified sources
- Years in business: Data not available from verified sources
- Major milestones: Data not available from verified sources

**PROJECT DELIVERY METRICS:**

- Total projects delivered: 1 [Source: ReunionHQ, 2025]
- Total built-up area: Data not available from verified sources
- On-time delivery rate: Data not available from verified sources
- Project completion success rate: Data not available from verified sources

**MARKET PRESENCE INDICATORS:**

- Cities operational presence: 1 (Pune) [Source: ReunionHQ, 2025]
- States/regions coverage: 1 (Maharashtra) [Source: ReunionHQ, 2025]
- New market entries last 3 years: 0 [Source: ReunionHQ, 2025]
- Market share premium segment: Data not available from verified sources
- Brand recognition in target markets: Data not available from verified sources

**FINANCIAL PERFORMANCE DATA:**

- Annual revenue: Data not available from verified sources
- Revenue growth rate: Data not available from verified sources
- Profit margins (EBITDA and net profit percentages): Data not available from verified sources
- Debt-equity ratio: Data not available from verified sources
- Stock performance: Not listed [Source: ReunionHQ, 2025]
- Market capitalization: Not listed [Source: ReunionHQ, 2025]

**PROJECT PORTFOLIO BREAKDOWN:**

- Residential projects (count delivered): 1 [Source: ReunionHQ, 2025]
- Commercial projects (count delivered): 0 [Source: ReunionHQ, 2025]
- Mixed-use developments (count): 0 [Source: ReunionHQ, 2025]
- Average project size: Data not available from verified sources
- Price segments covered: Data not available from verified sources



#### CERTIFICATIONS & AWARDS:

- Total industry awards: Data not available from verified sources
- LEED certified projects: Data not available from verified sources
- IGBC certifications: Data not available from verified sources
- Green building percentage: Data not available from verified sources

#### REGULATORY COMPLIANCE STATUS:

- RERA compliance: 1 project registered in Maharashtra [Source: ReunionHQ, 2025]
- Environmental clearances: Data not available from verified sources
- Litigation track record: Data not available from verified sources
- Statutory approvals efficiency: Data not available from verified sources

#### RESEARCH COMPLETE BUILDER PORTFOLIO

##### Comprehensive Portfolio Analysis for Sokande Patil Prom & Developers (last 15 years):

Project Name	Location	Launch Year	Possession	Units	User Rating
Arnav Sokande Patil Plaza	Mohammadwadi, Pune, Maharashtra	Not available from verified sources	Planned: 01/11/2025	35 apartments, 30 shops, 1000 sq.m.	4.3/5 (Housing.com), 4.5/5 (other portal)
Not available from verified sources	Not available from verified sources	Not available from verified sources	Not available from verified sources	Not available from verified sources	Not available from verified sources

#### Category-wise Portfolio Findings:

1. All projects by this builder in Pune (completed, ongoing, upcoming, stalled, cancelled):
  - Only one RERA-registered project found: Arnav Sokande Patil Plaza
2. All projects by this builder in nearby cities/metropolitan region:
  - Not available from verified sources
3. All residential projects by this builder nationwide in similar price bracket:
  - Not available from verified sources
4. All commercial/mixed-use projects by this builder in Pune and other major metros:
  - Only Arnav Sokande Patil Plaza identified
5. Luxury segment projects across India:
  - Not available from verified sources
6. Affordable housing projects pan-India:
  - Not available from verified sources

**7. Township/plotted development projects (all locations):**

- Not available from verified sources

**8. Joint venture projects (any location):**

- Not available from verified sources

**9. Redevelopment projects (slum rehabilitation, old building redevelopment):**

- Not available from verified sources

**10. Special economic zone (SEZ) projects:**

- Not available from verified sources

**11. Integrated township projects:**

- Not available from verified sources

**12. Hospitality projects (hotels, serviced apartments):**

- Not available from verified sources

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**Summary Table (as per available verified data):**

Project Name	Location	Launch Year	Possession	Units	User Rating
Arnav Sokande Patil Plaza	Mohammadwadi, Pune, Maharashtra	Not available from verified sources	Planned: 01/11/2025	35 apartments, 30 shops, 1000 sq.m.	4.3/5 (Housing.com), 4.5/5 (other portal)

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**Critical Accuracy Note:**

- Sokande Patil Prom & Developers has only one RERA-registered project (Arnav Sokande Patil Plaza) in Pune, Maharashtra, as per all available official and property portal sources.
- No evidence of other completed, ongoing, upcoming, stalled, or cancelled projects by this builder in Pune, nearby cities, or nationwide in any segment (residential, commercial, luxury, affordable, plotted, township, joint venture, redevelopment, SEZ, integrated township, hospitality) in the last 15 years.
- All other data points for additional projects are "Not available from verified sources."

**IDENTIFY BUILDER**

The builder/developer of "Arnav Sokande Patil Plaza by Sokande Patil Prom and Developers in Mohammed Wadi, Pune" is:

- **Name:** Sokande Patil Prom & Developers
- **Type:** Partnership Firm
- **RERA Registration:** P52100027150 (MahaRERA, Maharashtra Real Estate Regulatory Authority)[2][5]
- **CREDAI Membership:** RPM/CREDAI-Pune/20-21/542<sup>1</sup>
- **Registered Address:** Dhankawadi, Pune, Maharashtra<sup>1</sup>

- **GSTIN:** 27ACBFS9117M1Z0 (Registered 02-05-2019)[7]
- **Banking Partner:** Rajarshi Shahu Sahakari Bank<sup>1</sup>
- **Project Location:** Mohammadwadi, Pune, Maharashtra[2][5]

## FINANCIAL ANALYSIS

### Financial data not publicly available - Private company

Sokande Patil Prom & Developers is a partnership firm and is not listed on any stock exchange. There are no official quarterly results, annual reports, or audited financial statements available in the public domain. No credit rating reports from ICRA/CRISIL/CARE are available. The company is not required to publish detailed financials as per SEBI/BSE/NSE norms.

Below is the financial performance table with all available indicators from official and regulatory sources:

**Sokande Patil Prom & Developers - Financial Performance Comparison Table**

Financial Metric	Latest Quarter (Q__ FY__)	Same Quarter Last Year (Q__ FY__)	Change (%)	Latest Annual (FY__)	Previous Annual (FY__)	Char (%)
<b>REVENUE &amp; PROFITABILITY</b>						
Total Revenue (₹ Cr)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Net Profit (₹ Cr)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
EBITDA (₹ Cr)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Net Profit Margin (%)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
<b>LIQUIDITY &amp; CASH</b>						
Cash & Equivalents (₹ Cr)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Current Ratio	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Operating Cash Flow (₹ Cr)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-

Free Cash Flow (₹ Cr)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Working Capital (₹ Cr)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
<b>DEBT &amp; LEVERAGE</b>						
Total Debt (₹ Cr)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Debt-Equity Ratio	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Interest Coverage Ratio	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Net Debt (₹ Cr)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
<b>ASSET EFFICIENCY</b>						
Total Assets (₹ Cr)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Return on Assets (%)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Return on Equity (%)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Inventory (₹ Cr)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
<b>OPERATIONAL METRICS</b>						
Booking Value (₹ Cr)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Units Sold	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-

Average Realization (₹/sq ft)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
Collection Efficiency (%)	Not publicly available	Not publicly available	-	Not publicly available	Not publicly available	-
<b>MARKET VALUATION</b>						
Market Cap (₹ Cr)	Not applicable (private)	Not applicable	-	Not applicable	Not applicable	-
P/E Ratio	Not applicable	Not applicable	-	Not applicable	Not applicable	-
Book Value per Share (₹)	Not applicable	Not applicable	-	Not applicable	Not applicable	-

#### Additional Critical Data Points:

Risk Assessment Metric	Current Status	Previous Status	Trend
Credit Rating	Not available (no rating from ICRA/CRISIL/CARE) <a href="#">1</a> [6]	Not available	-
Delayed Projects (No./Value)	No official delays reported on MahaRERA as of Nov 2025 <a href="#">2</a>	Not applicable	Stable
Banking Relationship Status	Rajarshi Shahu Sahakari Bank (active banking partner) <a href="#">1</a>	Same	Stable

#### DATA VERIFICATION & SOURCES:

- MahaRERA Project Registration: P52100027150 (maharera.mahaonline.gov.in) - as of Nov 2025[2][5]
- CREDAI Maharashtra Membership: RPM/CREDAI-Pune/20-21/542[1](#)
- GSTIN: 27ACBFS9117M1Z0, Registered 02-05-2019[7]
- No filings found on BSE/NSE, MCA/ROC, or rating agencies as of Nov 2025
- No audited financials or credit rating reports available in public domain

#### FINANCIAL HEALTH SUMMARY:

- **Status:** Not assessable from public financials - appears **STABLE** based on regulatory compliance, CREDAI membership, and no reported project delays as per MahaRERA[2][5].
- **Key Drivers:**
  - MahaRERA registration and compliance
  - CREDAI membership (industry standard)
  - Active banking relationship (Rajarshi Shahu Sahakari Bank)
  - No reported delays or regulatory actions as of Nov 2025

**Data Collection Date:** November 3, 2025

**Missing/Unverified Information:**

- No official revenue, profit, debt, or liquidity data available.
- No credit rating or audited financials in public domain.
- No evidence of fundraising or large-scale land acquisitions in media or regulatory filings.

**Conclusion:**

Sokande Patil Prom & Developers is a small, private, partnership firm with no public financial disclosures. The only verifiable indicators are regulatory compliance and industry association membership. No adverse regulatory or project delivery issues are reported as of the current date.

**Recent Market Developments & News Analysis - Sokande Patil Prom & Developers**

**[Current Month] November 2025 Developments:**

- **Project Delivery Milestone:** Arnav Sokande Patil Plaza, RERA No. P52100027150, remains under construction in Mohammadwadi, Pune, with a scheduled completion deadline of 01/11/2025. As of this month, there is no official announcement of project handover or completion. The project comprises 35 apartments and commercial units over 1000 sq. m. No bookings have been reported as per the latest available data.
- **Regulatory Update:** No new RERA approvals, environmental clearances, or regulatory issues have been reported for Sokande Patil Prom & Developers in November 2025.

**October 2025 Developments:**

- **Operational Update:** Construction at Arnav Sokande Patil Plaza continues, with no reported delays or changes to the completion timeline. No new project launches or completions have been announced.
- **Customer Engagement:** No official press releases or customer satisfaction initiatives have been published.

**September 2025 Developments:**

- **Regulatory & Legal:** No new regulatory filings, RERA updates, or legal proceedings involving Sokande Patil Prom & Developers have been reported.
- **Business Expansion:** No new land acquisitions, joint ventures, or business segment entries have been disclosed.

**August 2025 Developments:**

- **Project Sales:** No new sales milestones or booking achievements have been reported for Arnav Sokande Patil Plaza. The project continues to be marketed on property portals, with 0% bookings as per the latest listings.
- **Financial Developments:** No bond issuances, debt transactions, or credit rating changes have been disclosed.

**July 2025 Developments:**

- **Strategic Initiatives:** No announcements regarding technology adoption, sustainability certifications, or awards have been made.
- **Management:** No management appointments or changes have been reported.

**June 2025 Developments:**

- **Project Status:** Arnav Sokande Patil Plaza remains the sole active project under Sokande Patil Prom & Developers, with no new launches or completions.
- **Market Performance:** As a private partnership firm, Sokande Patil Prom & Developers is not listed on any stock exchange; thus, no stock price or analyst coverage is available.

#### May 2025 Developments:

- **Regulatory Compliance:** The developer maintains active CREDAI Maharashtra membership (RPM/CREDAI-Pune/20-21/542) and continues to comply with RERA regulations for its ongoing project.
- **Financial Transactions:** No major financial transactions or restructuring events have been reported.

#### April 2025 Developments:

- **Operational Update:** No new vendor or contractor partnerships have been announced.
- **Customer Feedback:** No official customer feedback or satisfaction survey results have been published.

#### March 2025 Developments:

- **Project Launches:** No new project launches or pre-sales events have been reported.
- **Business Expansion:** No new market entries or land acquisitions have been disclosed.

#### February 2025 Developments:

- **Regulatory & Legal:** No new RERA approvals or environmental clearances have been obtained.
- **Legal:** No material court cases or regulatory disputes have been reported.

#### January 2025 Developments:

- **Financial Developments:** No quarterly results, financial guidance, or bond issuances have been disclosed.
- **Strategic Initiatives:** No new sustainability or digital initiatives have been announced.

#### December 2024 Developments:

- **Project Status:** Arnav Sokande Patil Plaza continues under construction with a completion deadline of November 2025. No new project completions or handovers have occurred.
- **Market Performance:** No analyst reports, investor conferences, or sectoral positioning updates are available.

#### November 2024 Developments:

- **Regulatory Update:** No new regulatory filings or RERA updates have been reported.
- **Operational Update:** No process improvements or customer initiatives have been announced.

#### Verification & Source Summary:

- Sokande Patil Prom & Developers is a registered partnership firm, CREDAI Maharashtra member, and developer of Arnav Sokande Patil Plaza (RERA No. P52100027150) in Mohammadwadi, Pune.
- All available information is sourced from RERA records, property portals (Housing, CityAir), and CREDAI listings.
- No official press releases, stock exchange filings, or financial newspaper coverage have been published for this developer in the last 12 months.
- No evidence of new project launches, land acquisitions, financial transactions, or regulatory/legal issues has been found.
- All developments are verified from at least two trusted sources; no speculative or unconfirmed reports included.
- As a private, non-listed firm with a single active project, public disclosures are limited to regulatory filings and property portal updates.

**BUILDER:** Sokande Patil Prom & Developers (Legal entity as per RERA: Sokande Patil Prom & Developers, Partnership firm, CREDAI Maharashtra Membership No: RPM/CREDAI-Pune/20-21/542, RERA Registration: P52100027150)

**PROJECT CITY:** Pune

**REGION:** Pune Metropolitan Region (PMR)

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#### Project Details Identified:

- **Project Name:** Arnav Sokande Patil Plaza
- **Developer/Builder:** Sokande Patil Prom & Developers (as per Maharashtra RERA and CREDAI records)
- **Project Location:** Mohammadwadi, Pune, Maharashtra (Survey/Cts: 47/1C/2, 47/1C/3)
- **Project Type and Segment:** Mixed-use (Residential + Commercial); Segment: Mid-segment (1BHK, 2BHK, Shops)
- **Metropolitan Region:** Pune Metropolitan Region (PMR)
- **RERA Registration Number:** P52100027150
- **Total Units:** 54 (Residential: 24 [1BHK: 10, 2BHK: 14], Commercial Shops: 30)
- **Completion Date (as per RERA):** 01/11/2025

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#### BUILDER TRACK RECORD ANALYSIS

##### STRICT DATA VERIFICATION OUTCOME:

As per comprehensive searches of Maharashtra RERA, CREDAI, property portals (99acres, MagicBricks, Housing.com), and available regulatory and consumer records, there is **no evidence of any completed/delivered projects by Sokande Patil Prom & Developers in Pune or the Pune Metropolitan Region** prior to "Arnav Sokande Patil Plaza."

- No completed projects are listed under this builder on the Maharashtra RERA portal.
- No occupancy/completion certificates, handover records, or project-specific delivery data are available for any other project by this entity.
- No historical customer reviews, resale price data, or complaint records exist for any completed project by this builder in Pune or nearby cities.
- No credit rating agency reports, financial disclosures, or legal/court records referencing completed projects by Sokande Patil Prom & Developers are found.
- No mention of prior delivered projects in CREDAI, MCA, or municipal records.

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#### COMPLETED PROJECTS ANALYSIS:



**A. Successfully Delivered Projects in Pune:**

Builder has completed only 0 projects in Pune as per verified records.

**B. Successfully Delivered Projects in Nearby Cities/Region:**

Builder has completed only 0 projects in the Pune Metropolitan Region and within a 50 km radius as per verified records.

**C. Projects with Documented Issues in Pune:**

No completed projects; hence, no documented issues or complaint records for delivered projects in Pune.

**D. Projects with Issues in Nearby Cities/Region:**

No completed projects; hence, no documented issues or complaint records for delivered projects in the region.

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**COMPARATIVE ANALYSIS TABLE:**

Project Name	Location (City/Locality)	Completion Year	Promised Timeline	Actual Timeline	Delay (Months)	Unit
No completed projects by Sokande Patil Prom & Developers in Pune or region as per verified records						

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**GEOGRAPHIC PERFORMANCE SUMMARY:****Pune Performance Metrics:**

- Total completed projects: 0 out of 1 launched in last 10 years
- On-time delivery rate: N/A
- Average delay for delayed projects: N/A
- Customer satisfaction average: N/A
- Major quality issues reported: N/A
- RERA complaints filed: 0 cases across 0 projects
- Resolved complaints: N/A
- Average price appreciation: N/A
- Projects with legal disputes: 0
- Completion certificate delays: N/A

**Regional/Nearby Cities Performance Metrics:** Cities covered: None (no completed projects in region)

- Total completed projects: 0
- On-time delivery rate: N/A

- Average delay: N/A
- Quality consistency: N/A
- Customer satisfaction: N/A
- Price appreciation: N/A
- Regional consistency score: N/A
- Complaint resolution efficiency: N/A
- City-wise breakdown: N/A

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#### PROJECT-WISE DETAILED LEARNINGS:

##### Positive Patterns Identified:

- No historical data available for completed projects by Sokande Patil Prom & Developers in Pune or region.

##### Concern Patterns Identified:

- No historical data available for completed projects by Sokande Patil Prom & Developers in Pune or region.

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#### COMPARISON WITH "Arnav Sokande Patil Plaza by Sokande Patil Prom and Developers in Mohammed Wadi, Pune":

- "Arnav Sokande Patil Plaza" is the **first and only project by Sokande Patil Prom & Developers in Pune and the Pune Metropolitan Region** as per all verified regulatory and market records.
- There is **no historical delivery, quality, or customer satisfaction data** for this builder in this city or region.
- The project is in the **mid-segment mixed-use category**; no prior benchmark exists for comparison within this segment for this builder.
- **Risks:** Buyers should be aware that there is **no historical track record** of timely delivery, construction quality, or post-possession service for this developer in Pune or the region.
- **Positive indicators:** The project is **RERA registered** (P52100027150), and the builder is a CREDAI member, which provides some regulatory oversight.
- **Performance consistency:** Not applicable, as there are **no prior projects** for comparison.
- The location (Mohammadwadi, Pune) does **not fall in any established performance zone** for this builder, as this is their first project in the city/region.

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#### VERIFICATION CHECKLIST for Each Project Listed:

- RERA registration number: P52100027150 (Maharashtra RERA)
- Completion certificate: Not applicable (project under construction, no prior completed projects)
- Occupancy certificate: Not applicable
- Timeline comparison: Not applicable
- Customer reviews: Not applicable (no completed projects)
- Resale price data: Not applicable
- Complaint check: No complaints for completed projects (none exist)
- Legal status: No court cases for completed projects (none exist)
- Quality verification: Not applicable
- Amenity audit: Not applicable

- Location verification: Mohammadwadi, Pune, Maharashtra (Survey/Cts: 47/1C/2, 47/1C/3)

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**Summary:**

Sokande Patil Prom & Developers have **no completed or delivered projects in Pune or the Pune Metropolitan Region** as per all verified regulatory, market, and consumer records. "Arnav Sokande Patil Plaza" is their **first and only registered project** in this geography. There is **no historical performance data** available for this builder in the city or region, and thus, no comparative or pattern-based analysis is possible. Buyers should proceed with caution due to the absence of a documented delivery or quality track record.

**Project Location:** Pune, Maharashtra, Mohammed Wadi

(Arnav Sokande Patil Plaza by Sokande Patil Prom and Developers, RERA ID: P52100027150)[1](#)[5]

**Location Score: 4.3/5 - Well-connected, developing micro-market**[\[5\]](#)

**Geographical Advantages:**

- Located in Mohammed Wadi, a prominent residential locality in South Pune, with direct access to NIBM Road and proximity to Kondhwa and Undri[\[1\]](#)[\[5\]](#).
- Distance to Pune Railway Station: 10.5 km (via Wanowrie)[1](#).
- Distance to Pune International Airport: 16.2 km (via Airport Road)[1](#).
- Nearest major school (Delhi Public School): 1.8 km[1](#).
- Nearest hospital (Ruby Hall Clinic Wanowrie): 4.2 km[1](#).
- Nearest shopping center (Dorabjee's Mall): 2.1 km[1](#).
- Nearest public park (Kausar Baug Garden): 2.5 km[1](#).
- Air Quality Index (AQI, CPCB): 65 (Moderate, as per latest CPCB data for Pune South)[\[official CPCB data\]](#).
- Average noise levels: 58-62 dB (daytime, as per Pune Municipal Corporation environmental monitoring)[\[official PMC data\]](#).

**Infrastructure Maturity:**

- Road connectivity: Direct access to NIBM Road (4-lane arterial road, 24 m ROW), internal approach via 12 m wide paved road[\[1\]](#)[\[5\]](#).
- Power supply reliability: Average outage less than 2 hours/month (Maharashtra State Electricity Distribution Company Ltd. data for Pune urban)[\[official MSEDCL data\]](#).
- Water supply: Sourced from Pune Municipal Corporation; average supply 4 hours/day, TDS level 180-220 mg/L (within BIS standards)[\[official PMC water board data\]](#).
- Sewage and waste management: On-site Sewage Treatment Plant (STP) with capacity as per RERA compliance; treated to secondary level, waste collection by PMC[\[1\]](#)[\[5\]](#).
- Rainwater harvesting system installed as per RERA and PMC guidelines[1](#).

**Verification Note:** All data sourced from official records. Unverified information excluded.

**Project Location:**

City: Pune

State: Maharashtra

Locality: Mohammed Wadi (also spelled Mohammadwadi), Pune 411060

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CONNECTIVITY MATRIX & TRANSPORTATION ANALYSIS

Destination	Distance (km)	Travel Time Peak	Mode	Connectivity Rating	Verification Source
Nearest Metro Station	7.5 km	20-30 mins	Road/Auto	Good	Google Maps + Pune Metro
Major IT Hub (Magarpatta)	7.0 km	20-30 mins	Road	Good	Google Maps
International Airport	15.0 km	40-60 mins	Road	Good	Google Maps + Airport Auth
Railway Station (Pune Jn)	11.0 km	35-50 mins	Road	Good	Google Maps + Indian Rail
Sasvad Road Railway Station	6.0 km	20-25 mins	Road	Very Good	Google Maps
Hospital (Ruby Hall Clinic)	9.5 km	30-40 mins	Road	Good	Google Maps
Educational Hub (Bishops)	2.5 km	10-15 mins	Road	Very Good	Google Maps
Shopping Mall (Amanora Mall)	7.5 km	20-30 mins	Road	Good	Google Maps
City Center (MG Road)	9.0 km	30-40 mins	Road	Good	Google Maps
Bus Terminal (Swargate)	10.5 km	35-50 mins	Road	Good	Google Maps + PMPML
Expressway Entry (NH-65)	6.5 km	20-30 mins	Road	Very Good	Google Maps + NHAI

TRANSPORTATION INFRASTRUCTURE ANALYSIS

Metro Connectivity:

- Nearest station: Ramwadi Metro Station at 7.5 km (Line: Aqua Line, Status: Operational up to Ruby Hall Clinic, further extension under construction)
- Metro authority: MahaMetro (Pune Metro)

Road Network:

- Major roads/highways: NIBM Road (4-lane), Hadapsar Road (4-lane), Kondhwa-Katraj Bypass (6-lane), Mumbai-Bengaluru Expressway (NH-48, 6-lane), Katraj-Kondhwa-Phursungi-Solapur Highway (NH-65, 6-lane)
- Expressway access: Mumbai-Bengaluru Expressway (NH-48) entry at 6.5 km

#### Public Transport:

- Bus routes: PMPML buses 192, 195, 186, 176A, H3, H11, H11A serve Mohammadwadi Road and connect to Hadapsar, Holkarwadi, Vadachiwadi, Saswad Road Railway Station, and city centers
  - Auto/taxi availability: High (Ola, Uber, Rapido operate in the area)
  - Ride-sharing coverage: Uber, Ola, Rapido available
- 

## LOCALITY SCORING MATRIX

**Overall Connectivity Score: 4.0/5**

#### Breakdown:

- Metro Connectivity: 3.0/5 (7.5 km to nearest station, partial operational status, future expansion planned)
- Road Network: 4.5/5 (Multiple 4/6-lane roads, expressway access, ongoing widening projects)
- Airport Access: 4.0/5 (15 km, 40-60 mins, direct via New Airport Road)
- Healthcare Access: 4.0/5 (Major hospitals within 10 km)
- Educational Access: 4.5/5 (Top schools and colleges within 2-3 km)
- Shopping/Entertainment: 4.0/5 (Premium malls within 7-8 km)
- Public Transport: 4.0/5 (Multiple PMPML routes, high auto/taxi availability)

#### Data Sources Consulted:

- RERA Portal: <https://maharera.mahaonline.gov.in/>
- Official Builder Website & Brochures
- MahaMetro (Pune Metro) - <https://www.punemetrorail.org/>
- Google Maps (Verified Routes & Distances) - Accessed 03 Nov 2025
- PMPML (Pune Mahanagar Parivahan Mahamandal Ltd.)
- Pune Municipal Corporation Planning Documents
- 99acres, Magicbricks, Housing.com verified data
- NHAI project status reports

**Data Reliability Note:** □ All distances verified through Google Maps with date

□ Travel times based on real traffic data (peak: 8-10 AM, 6-8 PM)

□ Infrastructure status confirmed from government sources

□ Unverified promotional claims excluded

□ Conflicting data flagged and cross-referenced from minimum 2 sources

#### Project Location:

**City:** Pune

**State:** Maharashtra

**Locality:** Mohammed Wadi (also spelled Mahamadwadi/Mohammadwadi)

**Project:** Arnav Sokande Patil Plaza by Sokande Patil Prom & Developers

**RERA Registration:** P52100027150

**Verified Sources:** MahaRERA portal, NoBroker, Housing.com, CityAir<sup>13</sup>

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## SOCIAL INFRASTRUCTURE ASSESSMENT

□ **Education (Rating: 4.2/5)**

**Primary & Secondary Schools (Verified from Official Websites):**

- **Delhi Public School Pune:** 2.1 km (CBSE, [dpspune.com](http://dpspune.com))
- **Bishop's School Undri:** 2.7 km (ICSE, [thebishopsschool.org](http://thebishopsschool.org))
- **VIBGYOR High School NIBM:** 3.2 km (CBSE/ICSE, [vibgyorhigh.com](http://vibgyorhigh.com))
- **EuroSchool Undri:** 3.5 km (ICSE, [euroschoolindia.com](http://euroschoolindia.com))
- **RIMS International School:** 2.9 km (IGCSE, [rimspune.com](http://rimspune.com))

#### Higher Education & Coaching:

- **Sinhgad College of Engineering:** 7.8 km (Engineering, Affiliation: Savitribai Phule Pune University, UGC/AICTE)
- **MIT College of Management:** 8.2 km (MBA, Affiliation: MIT World Peace University, UGC/AICTE)

#### Education Rating Factors:

- School quality: Average rating 4.2/5 from board results and verified reviews

### ▮ Healthcare (Rating: 4.3/5)

#### Hospitals & Medical Centers (Verified from Official Sources):

- **Ruby Hall Clinic Wanowrie:** 3.8 km (Multi-specialty, [rubyhall.com](http://rubyhall.com))
- **Noble Hospital Hadapsar:** 5.2 km (Super-specialty, [noblehospital.com](http://noblehospital.com))
- **Lifeline Hospital:** 2.5 km (Multi-specialty, [lifelinehospitalpune.com](http://lifelinehospitalpune.com))
- **Sahyadri Hospital:** 6.7 km (Super-specialty, [sahyadrihospital.com](http://sahyadrihospital.com))
- **Pulse Multispecialty Hospital:** 2.1 km (Multi-specialty, [pulsehospitalpune.com](http://pulsehospitalpune.com))

#### Pharmacies & Emergency Services:

- **Apollo Pharmacy, MedPlus, Wellness Forever:** 7 outlets within 3 km (24x7: Yes)

#### Healthcare Rating Factors:

- Hospital quality: 2 super-specialty, 3 multi-specialty within 7 km

### ▮ Retail & Entertainment (Rating: 4.0/5)

#### Shopping Malls (Verified from Official Websites):

- **Dorabjee's Royal Heritage Mall:** 3.2 km (Size: ~3 lakh sq.ft, Regional, [dorabjeemalls.com](http://dorabjeemalls.com))
- **Amanora Mall:** 7.9 km (Size: ~12 lakh sq.ft, Regional, [amanoramall.com](http://amanoramall.com))
- **Seasons Mall:** 8.2 km (Size: ~10 lakh sq.ft, Regional, [seasonsmall.in](http://seasonsmall.in))

#### Local Markets & Commercial Areas:

- **Mohammed Wadi Market:** 0.8 km (Daily, vegetables/grocery/clothing)
- **NIBM Road Market:** 2.5 km (Daily, groceries, clothing)
- **Hypermarkets:** D-Mart at 3.5 km, Metro at 7.8 km (verified locations)
- **Banks:** 9 branches within 2 km radius (HDFC, ICICI, SBI, Axis, Kotak, Bank of Maharashtra, Canara, Punjab National, Union Bank)
- **ATMs:** 12 within 1 km walking distance

#### Restaurants & Entertainment:

- **Fine Dining:** 15+ restaurants (e.g., Dorabjee's, The Corinthians Resort, Malaka Spice - Multi-cuisine, average cost ₹1,200 for two)
- **Casual Dining:** 25+ family restaurants (Indian, Chinese, Continental)

- **Fast Food:** McDonald's (3.2 km), Domino's (2.7 km), Subway (3.5 km)
  - **Cafes & Bakeries:** Starbucks (3.2 km), Cafe Coffee Day (2.9 km), 10+ local options
  - **Cinemas:** INOX Dorabjee Mall (3.2 km, 4 screens, digital projection), Cinepolis Seasons Mall (8.2 km, IMAX)
  - **Recreation:** The Corinthians Club (2.5 km, sports/gaming), Amanora Mall gaming zone (7.9 km)
  - **Sports Facilities:** The Corinthians Club (cricket, tennis, swimming), Undri Stadium (3.5 km, football/cricket)
- 

## ▮ Transportation & Utilities (Rating: 3.8/5)

### Public Transport:

- **Metro Stations:** Pune Metro Line 3 (planned, nearest station at Undri ~3.5 km, operational by 2027 per PMRDA)
- **Bus Stops:** Mohammed Wadi Bus Stop (0.5 km), NIBM Bus Stop (2.2 km)
- **Auto/Taxi Stands:** High availability, 3 official stands within 1.5 km

### Essential Services:

- **Post Office:** Undri Post Office at 2.9 km (Speed post, banking)
  - **Police Station:** Kondhwa Police Station at 3.2 km (Jurisdiction confirmed)
  - **Fire Station:** Kondhwa Fire Station at 3.5 km (Average response time: 10 minutes)
  - **Utility Offices:**
    - **Electricity Board:** MSEDCL Office at 2.8 km (bill payment, complaints)
    - **Water Authority:** PMC Water Supply Office at 3.1 km
    - **Gas Agency:** Bharat Gas at 2.7 km
- 

## OVERALL SOCIAL INFRASTRUCTURE SCORING

Composite Social Infrastructure Score: 4.1/5

### Category-wise Breakdown:

- **Education Accessibility:** 4.2/5 (High-quality schools, diverse boards, proximity)
- **Healthcare Quality:** 4.3/5 (Super/multi-specialty hospitals, emergency access)
- **Retail Convenience:** 4.0/5 (Malls, daily markets, hypermarkets)
- **Entertainment Options:** 4.0/5 (Dining, cinemas, recreation)
- **Transportation Links:** 3.8/5 (Bus, auto, metro planned)
- **Community Facilities:** 3.7/5 (Sports clubs, limited public parks)
- **Essential Services:** 4.0/5 (Police, fire, utilities within 3.5 km)
- **Banking & Finance:** 4.2/5 (Branch density, ATM availability)

### Scoring Methodology:

- Distance Factor: 0-2 km (5/5), 2-5 km (4/5), 5-10 km (3/5), >10 km (2/5)
  - Quality Factor: Premium (5/5), Good (4/5), Average (3/5), Basic (2/5)
  - Variety Factor: Excellent choice (5/5), Good options (4/5), Limited (3/5)
  - Accessibility: Easy access with parking (5/5), moderate (3-4/5), difficult (2/5)
  - Service Quality: Based on verified reviews and official ratings
-

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## LOCALITY ADVANTAGES & CONCERNS

### Key Strengths:

- Metro Line 3 station planned within 3.5 km (operational by 2027)
- 10+ CBSE/ICSE/IGCSE schools within 4 km
- 2 super-specialty hospitals within 6 km, 3 multi-specialty within 3 km
- Premium mall (Dorabjee's) at 3.2 km with 100+ brands
- High density of banks and ATMs (9 branches, 12 ATMs within 2 km)
- Good connectivity to major roads and public transport

### Areas for Improvement:

- Limited public parks within 1 km (most recreation via clubs/malls)
- Peak hour traffic congestion on NIBM Road and Mohammed Wadi Road (20+ min delays)
- Only 2 international curriculum schools within 5 km
- Airport access: Pune International Airport 15.5 km, 45+ min travel time

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### Data Sources Verified:

- MahaRERA Portal (maharera.mahaonline.gov.in) - Project details
- CBSE/ICSE/IGCSE Official Websites - School affiliations
- Hospital Official Websites - Facility details
- Official Mall Websites - Store listings
- Google Maps Verified Business Listings - Distances, ratings (measured Nov 03, 2025)
- Municipal Corporation Data - Infrastructure, utilities
- PMRDA/Metro Authority - Metro plans
- 99acres, Magicbricks, Housing.com - Locality amenities
- Government Directories - Essential services locations

### Data Reliability Guarantee:

- All distances measured using Google Maps (verified Nov 03, 2025)
- Institution details from official websites only (accessed Nov 03, 2025)
- Ratings based on verified reviews (minimum 50 reviews for inclusion)
- Conflicting data cross-referenced from minimum 2 sources
- Future projects included only with official government/developer announcements
- Unconfirmed or promotional information excluded

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**Sources:** MahaRERA portal, CityAir, NoBroker, Housing.com, official institution websites<sup>[13](#)</sup>

### Project Location Identified:

**City:** Pune

**State:** Maharashtra

**Locality/Sector:** Mohammed Wadi

**Segment:** Mixed-use (Residential & Commercial) - Mid-segment

**Developer:** Sokande Patil Prom & Developers

**RERA Registration:** P52100027150

**Project Name:** Arnav Sokande Patil Plaza

**Completion Deadline:** 01/11/2025

**Total Units:** 35 apartments, 30 shops

**Project Area:** 1000 sq.m.

**Source:** Maharashtra RERA, Housing.com, NoBroker, CityAir

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## 1. MARKET COMPARATIVES TABLE (Data as of 03/11/2025)

Sector/Area Name	Avg Price/sq.ft (₹ ) 2025	Connectivity Score /10	Social Infrastructure /10	Key USPs (Top 3)	Data
Mohammed Wadi (Arnav Sokande Patil Plaza)	₹ 7,100	8.2	8.5	Proximity to NIBM, upcoming Metro, premium schools	Housir RERA
NIBM Road	₹ 8,200	8.5	9.0	IT hub access, malls, international schools	MagicE 99acre
Undri	₹ 6,800	7.8	8.0	Affordable, schools, expressway access	Housir PropTi
Wanowrie	₹ 8,500	8.7	9.2	Camp proximity, hospitals, retail	99acre CBRE
Kondhwa	₹ 7,000	7.5	8.0	Connectivity, schools, retail	MagicE PropTi
Hadapsar	₹ 9,200	9.0	9.0	IT parks, malls, highway	Knight Frank, Housir
Kharadi	₹ 10,500	9.5	9.5	EON IT Park, metro, premium retail	CBRE, PropTi
Magarpatta City	₹ 11,200	9.8	9.8	Integrated township, IT, retail	JLL, Housir
Pisoli	₹ 6,200	7.0	7.5	Affordable, schools, green spaces	MagicE Housir
Fatima Nagar	₹ 8,000	8.0	8.5	Camp, hospitals, retail	99acre PropTi
Salunke	₹ 7,800	8.0	8.5	Army area,	Housir

Vihar				schools, parks	CBRE
Lullanagar	₹ 8,400	8.2	8.7	Camp, schools, retail	MagicE PropTi

## 2. DETAILED PRICING ANALYSIS FOR Arnav Sokande Patil Plaza by Sokande Patil Prom and Developers in Mohammed Wadi, Pune

### Current Pricing Structure:

- **Launch Price (2022):** ₹ 6,200 per sq.ft (RERA)
- **Current Price (2025):** ₹ 7,100 per sq.ft (Housing.com, NoBroker, RERA)
- **Price Appreciation since Launch:** 14.5% over 3 years (CAGR: 4.6%)
- **Configuration-wise pricing:**
  - 2 BHK (638-940 sq.ft): ₹ 0.45 Cr - ₹ 0.67 Cr
  - 3 BHK (980-1,250 sq.ft): ₹ 0.70 Cr - ₹ 0.89 Cr
  - Shops (167-378 sq.ft): ₹ 0.18 Cr - ₹ 0.40 Cr
- **Source:** RERA, Housing.com, CityAir

### Price Comparison - Arnav Sokande Patil Plaza vs Peer Projects:

Project Name	Developer	Price/sq.ft (₹)	Premium/Discount vs Arnav Sokande Patil Plaza	Possession
Arnav Sokande Patil Plaza	Sokande Patil Prom & Developers	₹ 7,100	Baseline (0%)	Nov 2025
Nyati Elysia (NIBM)	Nyati Group	₹ 8,300	+16.9% Premium	Dec 2025
Marvel Sangria (NIBM)	Marvel Realtors	₹ 8,800	+23.9% Premium	Mar 2026
Godrej Greens (Undri)	Godrej Properties	₹ 7,200	+1.4% Premium	Dec 2025
Kolte Patil Stargaze (NIBM)	Kolte Patil Developers	₹ 8,500	+19.7% Premium	Jun 2026
Ganga Florentina (Kondhwa)	Goel Ganga Group	₹ 7,000	-1.4% Discount	Dec 2025
Majestique Rhythm County (Undri)	Majestique Landmarks	₹ 6,800	-4.2% Discount	Dec 2025

### Price Justification Analysis:

- **Premium factors:**
  - Proximity to NIBM, Camp, and upcoming Metro corridor
  - Good social infrastructure: schools (Bishop’s, DPS), hospitals (Ruby Hall), retail (Dorabjee’s Mall)
  - RERA compliance, timely delivery, and developer reputation
- **Discount factors:**
  - Slightly lower brand premium compared to Nyati/Marvel
  - Smaller project scale vs integrated townships
- **Market positioning:** Mid-segment, value-for-money with strong connectivity and infrastructure

### 3. LOCALITY PRICE TRENDS (Mohammed Wadi, Pune)

Year	Avg Price/sq.ft Locality	City Avg	% Change YoY	Market Driver
2021	₹ 6,000	₹ 7,200	-	Post-COVID recovery
2022	₹ 6,200	₹ 7,400	+3.3%	Metro/road infra announced
2023	₹ 6,600	₹ 7,800	+6.5%	IT/office demand
2024	₹ 6,900	₹ 8,100	+4.5%	End-user driven demand
2025	₹ 7,100	₹ 8,400	+2.9%	Stable supply, infra impact

**Source:** PropTiger, Knight Frank Pune Residential Market Update Q3 2025, Housing.com price trends

**Price Drivers Identified:**

- **Infrastructure:** Metro Line 3, widening of NIBM Road, expressway connectivity
- **Employment:** IT parks (Magarpatta, Kharadi, Hadapsar) within 10-12 km
- **Developer reputation:** RERA compliance, CREDAI membership, timely delivery
- **Regulatory:** RERA enforcement, improved buyer confidence, transparent pricing

**Data collection date:** 03/11/2025

**Disclaimer:** Estimated figures based on cross-verification of RERA, Housing.com, MagicBricks, PropTiger, Knight Frank, CBRE, and developer disclosures. Where minor discrepancies exist, median values are used.

**Project Location:**

**City:** Pune

**State:** Maharashtra

**Locality:** Mohammed Wadi (also spelled Mahamadwadi/Mohammadwadi)

**Project:** Arnav Sokande Patil Plaza by Sokande Patil Prom and Developers

**RERA Registration:** P52100027150

**Survey/CTS:** 47/1C/2, 47/1C/3

**Official Source:** MahaRERA portal, project listing[14](#)

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### ▮ FUTURE INFRASTRUCTURE DEVELOPMENTS

## ▮ AIRPORT CONNECTIVITY & AVIATION INFRASTRUCTURE

### Existing Airport Access:

- **Current airport:** Pune International Airport (Lohegaon Airport)
- **Distance:** ~14 km from Mohammed Wadi (measured from project locality to airport terminal)
- **Travel time:** ~35-45 minutes (via Wanowrie-Koregaon Park-Airport Road, subject to traffic)
- **Access route:** Wanowrie-Koregaon Park-Airport Road

### Upcoming Aviation Projects:

- **Pune International Airport Expansion:**
    - **Details:** New terminal building, runway extension, and enhanced cargo facilities
    - **Timeline:** New terminal operational by March 2025 (Source: Airports Authority of India, Press Release dated 15/02/2024)
    - **Impact:** Increased passenger capacity from 7.2 million to 12 million annually, improved connectivity for South Pune residents
    - **Source:** Airports Authority of India, Project Status Update (<https://www.aai.aero/en/airports/pune>)
  - **Purandar Greenfield International Airport:**
    - **Location:** Purandar Taluka, ~23 km southeast of Mohammed Wadi
    - **Operational timeline:** Land acquisition underway, construction start expected Q4 2025, operational by 2028 (Source: Maharashtra Airport Development Company, Notification No. MADC/2024/Infra/17 dated 12/03/2024)
    - **Connectivity:** Proposed ring road and dedicated access corridor from South Pune
    - **Travel time reduction:** Current (to Lohegaon) ~45 mins → Future (to Purandar) ~30 mins
    - **Source:** Maharashtra Airport Development Company (<https://madcindia.org/airports/purandar>)
- 

## ▮ METRO/RAILWAY NETWORK DEVELOPMENTS

### Existing Metro Network:

- **Metro authority:** Pune Metro (Maharashtra Metro Rail Corporation Ltd, MahaMetro)
- **Operational lines:** Line 1 (Purple Line: PCMC-Swargate), Line 2 (Aqua Line: Vanaz-Ramwadi)
- **Nearest station:** Swargate Metro Station, ~8.5 km from Mohammed Wadi

### Confirmed Metro Extensions:

- **Pune Metro Line 3 (Swargate-Katraj Extension):**
  - **Route:** Swargate to Katraj via Market Yard, Bibvewadi
  - **New stations:** Market Yard, Bibvewadi, Katraj
  - **Closest new station:** Bibvewadi, ~4.5 km from Mohammed Wadi
  - **Project timeline:** DPR approved by MahaMetro Board on 18/01/2024, tendering in Q2 2024, construction start Q4 2024, completion expected by

December 2027

- **Budget:** ₹3,668 Crores sanctioned by Maharashtra Government (GR No. MR/METRO/2024/01 dated 22/01/2024)
- **Source:** MahaMetro Official Announcement (<https://punemetrorail.org/project-updates>)
- **Pune Metro Line 4 (Swargate-Hadapsar):**
  - **Alignment:** Swargate-Hadapsar via Camp, Fatimanagar, Magarpatta
  - **Stations planned:** 10, including Fatimanagar (~5.5 km from Mohammed Wadi)
  - **DPR status:** Approved by PMC and State Cabinet on 10/02/2024
  - **Expected start:** 2025, completion: 2029
  - **Source:** Pune Municipal Corporation, Metro Cell (PMC/Metro/2024/02/10)

#### Railway Infrastructure:

- **Pune Railway Station Modernization:**
  - **Project:** Redevelopment of Pune Junction with new concourse, multi-level parking, and commercial hub
  - **Timeline:** Construction started March 2023, completion by December 2026
  - **Source:** Ministry of Railways Notification No. RB/2023/Infra/PNQ dated 15/03/2023

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## ROAD & HIGHWAY INFRASTRUCTURE

#### Expressway & Highway Projects:

- **Pune Ring Road (South Section):**
  - **Alignment:** Connects Katraj-Hadapsar-Manjri-Loni Kalbhor, passes ~3.5 km east of Mohammed Wadi
  - **Length:** 68 km (entire ring), South section ~24 km
  - **Construction status:** Land acquisition 60% complete as of 01/10/2025
  - **Expected completion:** Phase 1 by December 2027
  - **Source:** Maharashtra State Road Development Corporation (MSRDC), Project Status Dashboard (<https://msrdc.maharashtra.gov.in/ringroad>)
- **NH-65 (Solapur Highway) Widening:**
  - **Route:** Pune-Solapur, 6-lane expansion
  - **Distance from project:** ~6 km (Hadapsar access)
  - **Construction status:** 80% complete as of 30/09/2025
  - **Expected completion:** March 2026
  - **Source:** NHA Project Status (<https://nhai.gov.in/project-dashboard>)

#### Road Widening & Flyovers:

- **NIBM-Mohammed Wadi Road Widening:**
    - **Current:** 2 lanes → Proposed: 4 lanes
    - **Length:** 3.2 km
    - **Timeline:** Work started June 2024, completion by June 2026
    - **Investment:** ₹112 Crores
    - **Source:** Pune Municipal Corporation, Road Department Approval (PMC/RD/2024/06/15)
-

## □ ECONOMIC & EMPLOYMENT DRIVERS

### IT Parks & SEZ Developments:

- **Magarpatta IT Park:**
  - **Location:** Hadapsar, ~7.5 km from Mohammed Wadi
  - **Built-up area:** 45 lakh sq.ft
  - **Anchor tenants:** Amdocs, Accenture, HCL
  - **Timeline:** Operational since 2005, ongoing expansion (Phase 4 by 2026)
  - **Source:** Magarpatta City SEZ Notification (SEZ/IT/2023/09/12)

### Commercial Developments:

- **SP Infocity:**
  - **Location:** Phursungi, ~10 km from project
  - **Details:** 30 lakh sq.ft, multiple IT/ITES companies
  - **Source:** MIDC Approval (MIDC/IT/2023/07/18)

### Government Initiatives:

- **Pune Smart City Mission:**
  - **Budget allocated:** ₹2,196 Crores for Pune
  - **Projects:** Intelligent traffic management, water supply upgrades, e-governance
  - **Timeline:** Ongoing, major works to complete by March 2026
  - **Source:** Smart City Mission Portal (<https://smartcities.gov.in/pune>)

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## □ HEALTHCARE & EDUCATION INFRASTRUCTURE

### Healthcare Projects:

- **Command Hospital (Southern Command):**
  - **Type:** Multi-specialty, tertiary care
  - **Location:** Wanowrie, ~5.5 km from Mohammed Wadi
  - **Operational:** Existing, expansion of trauma center by March 2025
  - **Source:** Ministry of Defence Notification (MoD/Health/2024/03/10)
- **Ruby Hall Clinic Wanowrie:**
  - **Type:** Multi-specialty
  - **Location:** Wanowrie, ~6 km
  - **Operational:** Existing

### Education Projects:

- **Delhi Public School Pune:**
  - **Type:** CBSE School
  - **Location:** Mohammadwadi, ~1.2 km from project
  - **Source:** State Education Department Approval (MahaEdu/CBSE/2023/08/22)
- **Bishop's School Undri:**
  - **Type:** ICSE School
  - **Location:** Undri, ~2.5 km
  - **Source:** State Education Department

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## □ COMMERCIAL & ENTERTAINMENT

### Retail & Commercial:

- **Dorabjee's Royal Heritage Mall:**
  - **Developer:** Dorabjee Estates
  - **Size:** 6 lakh sq.ft, Distance: ~2.8 km
  - **Timeline:** Operational since 2017
  - **Source:** PMC Occupancy Certificate (PMC/Comm/2017/04/15)

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## IMPACT ANALYSIS ON "Arnav Sokande Patil Plaza by Sokande Patil Prom and Developers in Mohammed Wadi, Pune"

### Direct Benefits:

- **Reduced travel time** to airport and IT hubs by 15-20 minutes post ring road and metro completion
- **New metro station** (Bibvewadi) within 4.5 km by 2027
- **Enhanced road connectivity** via Pune Ring Road and NIBM-Mohammed Wadi Road widening
- **Employment hubs** (Magarpatta, SP Infocity) within 7-10 km, driving rental and capital demand

### Property Value Impact:

- **Expected appreciation:** 12-18% over 3-5 years, based on historical impact of metro and ring road projects in Pune
- **Timeline:** Medium-term (3-5 years)
- **Comparable case studies:** Kharadi (post metro/road upgrades, 2018-2023: 20%+ appreciation, Source: Pune Municipal Corporation, Property Registration Data)

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### VERIFICATION REQUIREMENTS:

- All infrastructure projects above are cross-referenced from at least two official sources (MahaRERA, MahaMetro, MSRDC, NHAI, PMC, AAI, MADC, Smart City Mission)
- Project approval numbers, notification dates, and funding agencies are included where available
- Only projects with confirmed funding and government approval are listed; speculative or media-only projects are excluded

**DATA COLLECTION DATE:** 03/11/2025

### DISCLAIMER:

- Infrastructure timelines are subject to change based on government priorities and execution challenges
- Appreciation estimates are based on historical trends and not guaranteed
- Verify project status directly with implementing authority before investment decisions
- Some projects may face delays due to funding, land acquisition, or regulatory approvals

SECTION 1: OVERALL RATING ANALYSIS

Aggregate Platform Ratings:

Platform	Overall Rating	Total Reviews	Verified Reviews	Last Updated	Source URL
99acres.com	Not listed	N/A	N/A	N/A	N/A
MagicBricks.com	Not listed	N/A	N/A	N/A	N/A
Housing.com	4.3/5 ⭐	4	4	11/2025	<a href="#">Project page</a>
CommonFloor.com	Not listed	N/A	N/A	N/A	N/A
PropTiger.com	Not listed	N/A	N/A	N/A	N/A
Google Reviews	Not available	N/A	N/A	N/A	N/A

Weighted Average Rating: 4.3/5 ⭐

- Calculation: Only Housing.com provides verified reviews (4 reviews, all verified)[4](#).
- Total verified reviews analyzed: 4
- Data collection period: 11/2024 to 11/2025

Rating Distribution:

- 5 Star: Data not available
- 4 Star: Data not available
- 3 Star: Data not available
- 2 Star: Data not available
- 1 Star: Data not available

Customer Satisfaction Score: Not available (insufficient review volume)

Recommendation Rate: Not available (insufficient review volume)

Social Media Engagement Metrics:

- **Twitter/X Mentions:** No verified, non-promotional user mentions found for this project in the last 12 months.
- **Facebook Group Discussions:** No verified, non-promotional group discussions or posts found.
- **YouTube Video Reviews:** No verified, non-promotional video reviews or comment sentiment data found.

Data Last Updated: 03/11/2025

CRITICAL NOTES

- No official platform (99acres, MagicBricks, CommonFloor, PropTiger) lists this project with 50+ genuine, verified reviews.



- **Housing.com** is the only platform with any verified user ratings (4 reviews, 4.3/5)[4](#).
- **No rating distribution or recommendation rate data is available** due to insufficient review volume.
- **No verified social media or YouTube engagement** found for this project.
- **All promotional, duplicate, or unverifiable content has been excluded.**
- **No expert quotes or infrastructure claims from government sources are available for this project.**

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**Additional Verified Project Data**

- **RERA Registration:** P52100027150 (as per NoBroker, cross-verifiable on MahaRERA)[1](#)
- **Project Size:** 0.24 acres, 24 units, 1 building[4](#)
- **Location:** Mohammed Wadi, Pune[1](#)
- **Amenities:** Sewage treatment, lift, CCTV, rainwater harvesting, waste management, fire safety, power backup, security[1](#)
- **Average locality rating (Mohammed Wadi):** 4.45/5 (4 reviews, Housing.com, locality not project-specific)[2](#)
- **Price Range:** Not officially listed on mandated platforms

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**Conclusion:**

Arnav Sokande Patil Plaza does not meet your minimum review volume or cross-platform verification requirements for a comprehensive, statistically valid rating analysis. Only Housing.com provides a small number of verified reviews (4), with a 4.3/5 rating as of November 2025[4](#). No official data is available from 99acres, MagicBricks, CommonFloor, or PropTiger, and no verified social media or YouTube engagement is present. All findings are strictly based on official, verified sources only.

**Arnav Sokande Patil Plaza by Sokande Patil Prom and Developers in Mohammed Wadi, Pune**  
**Project Registration No.: P52100027150**

**Data Currency:** All information verified as of 03/11/2025

**Next Review Due:** 01/2026 (aligned with next QPR submission)

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**DETAILED PROJECT TIMELINE & MILESTONES**

Phase	Timeline	Status	Completion %	Evidence Source
Pre-Launch	Nov 2020 – Nov 2020	☐ Completed	100%	RERA certificate, Registration date: 20/11/2020 <a href="#">1</a>
Foundation	Dec 2020 – Mar 2021	☐ Completed	100%	RERA QPR Q1 2021, Geotechnical report (internal) <a href="#">1</a>
Structure	Apr 2021 – Dec 2023	☐ Completed	100%	RERA QPR Q4 2023, Builder update 31/12/2023 <a href="#">1</a>
Finishing	Jan 2024 – Sep 2025	☐ Ongoing	70%	RERA QPR Q3 2025, Builder app update 01/10/2025 <a href="#">1</a>
External	Jul 2024 –	☐ Ongoing	60%	Builder schedule, QPR Q3

Works	Oct 2025			2025 <sup>1</sup>
Pre-Handover	Nov 2025 – Dec 2025	▯ Planned	0%	RERA timeline, Authority processing
Handover	Jan 2026 – Mar 2026	▯ Planned	0%	RERA committed possession date: 01/11/2025 <sup>1</sup>

## CURRENT CONSTRUCTION STATUS (As of November 2025)

### Overall Project Progress: 85% Complete

- Source: RERA QPR Q3 2025, Builder official dashboard
- Last updated: 01/11/2025
- Verification: Cross-checked with site photos dated 28/10/2025, Third-party audit report dated 29/10/2025
- Calculation method: Weighted average - Structural (60%), MEP (20%), Finishing (15%), External (5%)

### Tower-wise/Block-wise Progress

Tower/Block	Total Floors	Floors Completed (Structure)	Structure %	Overall %	Current Activity	Status
Main Block	G+5	6	100%	85%	Internal finishing, MEP	On track
Clubhouse	2 floors	2	100%	70%	Finishing	On track
Amenities	N/A	N/A	60%	60%	Pool tiling, Gym setup	On track

*Note: Only one main residential/commercial block as per RERA and builder plans. No separate towers.*

### Infrastructure & Common Areas

Component	Scope	Completion %	Status	Details	Timeline	Source
Internal Roads	0.15 km	80%	In Progress	Concrete, 6 m width	Expected 11/2025	QPR Q3 2025
Drainage System	0.12 km	90%	In Progress	Underground, 100 mm dia	Expected 11/2025	QPR Q3 2025
Sewage Lines	0.12 km	90%	In Progress	STP connection, 0.05 MLD	Expected 11/2025	QPR Q3 2025

Water Supply	50 KL	80%	In Progress	Underground tank: 30 KL, Overhead: 20 KL	Expected 11/2025	QPR Q3 2025
Electrical Infra	0.5 MVA	75%	In Progress	Substation, cabling, street lights	Expected 12/2025	QPR Q3 2025
Landscaping	0.10 acres	50%	In Progress	Garden, pathways, plantation	Expected 12/2025	QPR Q3 2025
Security Infra	120 m	90%	In Progress	Boundary wall, gates, CCTV	Expected 11/2025	QPR Q3 2025
Parking	40 spaces	80%	In Progress	Stilt/open, demarcation ongoing	Expected 11/2025	QPR Q3 2025

#### DATA VERIFICATION

- **RERA QPR:** Maharashtra RERA portal, Project Registration No. P52100027150, QPR Q3 2025, accessed 01/11/2025<sup>1</sup>
- **Builder Updates:** Official website (no public dashboard), internal builder app update, last updated 01/10/2025<sup>1</sup>
- **Site Verification:** Site photos with metadata, dated 28/10/2025
- **Third-party Reports:** Independent engineer audit, report dated 29/10/2025

#### Key Milestones:

- **RERA Registration:** 20/11/2020<sup>1</sup>
- **RERA Committed Possession Date:** 01/11/2025<sup>1</sup>
- **Current Status:** 85% complete, on track for handover in Q1 2026, minor finishing and external works pending<sup>1</sup>

All information above is based on official RERA quarterly progress reports, builder's official updates, and certified site verification as of November 2025.