

Banker

NAME OF BUILDER	ZENISHA INFRA
NAME OF PROJECT	"ZENISHA AURA"
RERA NUMBER	P52000048498
RERA DATE	03/01/2023 TO 31/12/2027
LOCATION	DAPOLI, PANVEL
BRM	VIJAY JADHAV MANAGER BUILDER RELATION RBO NAVI MUMBAI MOB :- 9987795850

State Bank of India
Real Estate & Housing Business Unit
Mumbai (Metro) A & BU
6 DEC 2023



3	Address for correspondence	Flat no 101,, Bandhu Prem Plot no 162 Sector 31 Vashi Navi Mumbai 400703		
4	Contact Person Name, Mob.No. Email id	Bharat Arethia 8369586210 zenishainfra@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	Yes-Mukesh Arethia		
5	Website url, if any	NA		
6	Date of establishment (MM/DD/YYYY)	01/04/2019		
7	Constitution(Proprietor/Partnership, Company)	ROF		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	NA		
9	Ratings from CRISIL/ICRA etc.	NA		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Bharat Arethia	28	10 th Pass	Sales
2	Vasaram Bhoja Rajput	59	6 th Pass	Contractor
11	Details of latest 3 completed residential projects executed by the same firm/company/promoters			
Project Name		ZENISHA RESIDENCY	AMRUT GARDEN	PRANAV CORNER
Location		Dronagiri	New panvel	Dronagiri
Whether approved by SBI?				
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks		HDFC,AXIS,ICI CI Bank	HDFC,AXIS,ICI CI Bank	HDFC,AXIS,ICICI Bank
Month & Year of				

For ZENISHA INFRA

Bharat

PARTNERS

Flat No.101, Bandhu Prem, Plot No - 162, Sector - 31, Vashi Navi Mumbai - 400703.
M: +91 810 855 1361 E: zenishainfra@gmail.com

Commencement of Construction	2019	2019	2020
Present Status (Completed/Partially completed)	Completed on 14 th Oct 2021	Nov 22	15 th sep 2022
Total built up area of the project, in Sq.Mtr.	Full Completion 14400 Sq ft	Full Completion 1,14,000 Sq ft	Full Completion 34,200 Sq Ft
Number of floors	4 th Floor	13 th Floor	6 th Floor
No. of Dwelling Units in the project	33	120	60
No. of units sold in the Project	33	110	60
Hsg.Loan taken Through SBI (No.of flats)			
Date of Occupancy Certificate	14 th Oct 2021	Nov 22	15 th sep 2022
Date of Society Registration	M:3y 22	NA	NA
Total units Financed by SBI	12		
Project Name	ZENISHA AURA		
Location with Survey Nos.	PLOT NO 85 SEC 7 PUSHPAK NAGAR DAPOLI		
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then pleases Fill details as mentioned. (*Mandatory)	NA		
- Name Of Bank*			
- Loan Account No*			
- Loan Amount*			
- Last date of Loan disbursement*			
(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)			
Status of encumbrance of the project land	NIL		

For ZENISHA INFRA

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000048498

Project: **Zenisha Aura** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 85, Sector-7 at Dapoli, Panvel, Raigarh, 410206;**

1. **Zenisha Infra** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400703.**

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- o The Registration shall be valid for a period commencing from **03/01/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date:03-01-2023 15:46:59

Dated: **03/01/2023**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

