



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 :
P51800051596

Project: **MANTRI OUR HOME** , Plot Bearing / CTS / Survey / Final Plot No.: **822/3 to 6 at Ambivali, Andheri, Mumbai Suburban, 400053;**

1. **Pentagon Premises Private Limited** having its registered office / principal place of business at Tehsil: **Pune City**,
District: **Pune**, Pin: **411004**.

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 (I) 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 **27/06/2023** and ending with **31/03/2027** 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.



Dated: **27/06/2023**
Place: **Mumbai**

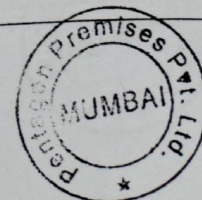
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 27-06-2023 14:19:04

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



firm/company/promoters			
Project Name	Mantri Sujata	Mantri Parijat	Mantri Eternity
Location	Santacruz-w, Mumbai	Santacruz-w, Mumbai	Kasarwadi, Pune Mumbai Highway, Pune
Whether approved by SBI?	Not Aailed	Not Aailed	Not Aailed
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	Not Aailed	Not Aailed	Not Aailed
Month & Year of Commencement of Construction	Nov 2013	March, 2016	June, 2012
Present Status (Completed Projects)	Completed on Dec 2017 (Delayed due to Supreme Court ban on debris dumping)	Completed on August, 2018	Completed on Jan 2019
	one Bldg.	one Bldg	Two Phases completed.
Total built up area of the project, in Sq.Mtr.	2551 sqmt	2260 sqmt	14865 sq. mtrs
Number of floors	13	12	11
No. of Dwelling Units in the project	25	23	118
No. of units sold in the project	10	11	118
Hsg. Loan taken Through SBI (No.of flats)	NONE	NONE	NONE
Date of Occupancy Certificate	10/01/2018	30/08/2018	25/01/2019
Date of conveyance	NA	NA	Completed
Total units Financed by SBI			
12			
Details of the Present Project			
Project Name	MANTRI OUR HOME		
Location with Survey Nos.	CST No; 822/3 to 822/6 located at Sahakar Nagar, JP Road, Andheri -w, Mumbai - 400053		
Details of construction finance / loan, if any, availed by the builder For this project If any	NONE		

[Handwritten Signature]



INFORMATION FOR THE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	Pentagon Premises Pvt Ltd		
2	Registered Address	Mantri House, 929 FC Road, Pune - 411004		
3	Address for correspondence	A-601, Leo, 24 th Road, Khar-w, Mumbai - 400052		
4	Contact Person Name Mob.No. Email id	Shashikumar B Nambiar 9819057200 sbn@pentagonpremises.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	Yes/No		
5	Website url, if any	www.pentagonpremises.com www.mantrourhome.life		
6	Date of establishment (MM/DD/YYYY)	Jan 24, 1995		
7	Constitution (Proprietor/Partnership, Company)	Private Limited Company		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	CREDAI		
9	Ratings from CRISIL/CRA etc.	CRISIL: B/Stable (Group Company)		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Shashikumar Nambiar	B 61	B.Com. MMS, Diploma in Business.	Over 35 years of experience (General Management)
2	Nilesh N Dhage	44	B.Com. PGDBM	Over 18 years of handling Company Accounts.
11	Details of latest 3 Completed residential projects executed by the same			

