

MahaRERA Application

General Information

Information Type Other Than Individual

Organization

Name OM SHANTI HOUSING DEVELOPMENT COMPANY
Organization Type Partnership Description For Other Type Organization NA
Do you have any Past Experience ? No

Address Details

Block Number 1301, 13th Floor, B Wing, Building Name Peninsula Business Park,
Street Name Senapati Bapat Marg, Locality Lower Parel
Land mark Opp. Urmi Estate State/UT MAHARASHTRA
Division Konkan District Mumbai City
Taluka Mumbai City Village Mumbai City
Pin Code 400013

Organization Contact Details

Office Number 02230036565

Website URL

Past Experience Details

Member Information

| Member Name | Designation | Photo |
|--------------|----------------------|----------------------------|
| Mehul Shah | Partner | View Photo |
| Hemang Shah | Partner | View Photo |
| Jenish Desai | Authorized Signatory | View Photo |
| Rubin Desai | Partner | View Photo |
| Jenish Desai | Partner | View Photo |

Project

Project Name (Mention as per Sanctioned Plan) Pole Star Project Status New Project

Proposed Date of Completion 31/12/2027

Litigations related to the project ? No Project Type Residential

Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ? No

File/reference no. of planning authority

| Sr No | Ward | Plot/CTS/Survey Number | File/Reference Number |
|-------|---------|------------------------|-----------------------|
| 1 | F/South | 40/26 | EB/1041/FS/A |

Plot Bearing No / CTS no / Survey Number/Final Plot no. 40/26 Boundaries East Dr Ambedkar Road

Boundaries West CS No 63 and 65 Boundaries North Plot no 48H

Boundaries South Shankar Abaji Palav Marg State/UT MAHARASHTRA

Division Konkan District Mumbai City

Taluka Mumbai City Village Mumbai City

Street Dr Ambedkar Road Locality Dadar East

Pin Code 400014 Total Plot/Project area (sqmts) 560.12

Total Number of Proposed Building/Wings (In the Layout/Plot) 1

Number of Sanctioned Building out of Above Proposed Count Applied for this Registration 1 Proposed But Not Sanctioned Buildings Count 0

Total Recreational Open Space as Per Sanctioned Plan 0

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area) 766.13 Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI) 1492.06

Permissible Total FSI of Plot (Permissible Built-up Area) 2258.19

Bank Details

Bank Name Yes Bank
IFSC Code YESB0000419

Project Details

| | | |
|----|---|---|
| 4 | Still Floor | 0 |
| 5 | X number of Slabs of Super Structure | 0 |
| 6 | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises | 0 |
| 7 | Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises | 0 |
| 8 | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. | 0 |
| 9 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing | 0 |
| 10 | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate | 0 |

Project Professional Information

| Professional Name | MahaRERA Certificate No. | Professional Type |
|-----------------------|--------------------------|----------------------|
| Amit G Pawar | NA | Architect |
| Ravindra Deshpande | NA | Engineer |
| A C Modi & Associates | NA | Chartered Accountant |

Litigations Details

No Records Found

Uploaded Documents

| Document Name | Uploaded Document |
|--|---|
| 1 Copy of the legal title report | View Download |
| 1 a Details of encumbrances concerned to Finance | View Download |
| 2 a Details of encumbrances concerned to Finance | View Download |
| 1 b Details of encumbrances concerned to Legal | View Download |
| 2 b Details of encumbrances concerned to Legal | View Download |
| 1 Copy of Layout Approval (in case of layout) | View Download |
| 1 Building Plan Approval / NA Order for plotted development | View Download |
| 2 Building Plan Approval / NA Order for plotted development | View Download |
| 1 Commencement Certificates / NA Order for plotted development | View Download |
| 1 Declaration about Commencement Certificate | View Download |
| 1 Declaration in FORM B | View Download |
| 1 Architect's Certificate of Percentage of Completion of Work (Form 1) | View Download |
| 1 Engineer's Certificate on Cost Incurred on Project (Form 2) | View Download |

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|--|---|
| 1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20) | Not Uploaded |
| 1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21) | Not Uploaded |
| 1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22) | Not Uploaded |
| 1 Disclosure of sold/ booked inventory | Not Uploaded |
| 1 CERSAI details | View Download |
| 1 Disclosure of Interest in Other Real Estate Organizations | View Download |
| 2 Disclosure of Interest in Other Real Estate Organizations | View Download |
| 3 Disclosure of Interest in Other Real Estate Organizations | View Download |
| 4 Disclosure of Interest in Other Real Estate Organizations | View Download |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18) | Not Uploaded |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19) | Not Uploaded |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20) | Not Uploaded |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21) | Not Uploaded |
| 1 Proforma of Agreement for sale | View Download |
| 1 Proforma of Allotment letter | View Download |
| 1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development | Not Uploaded |
| 1 Status of Formation of Legal Entity (Society/Co Op etc.) | Not Uploaded |
| 1 Status of Conveyance | Not Uploaded |
| 1 Other – Legal | Not Uploaded |
| 1 Other – Finance | Not Uploaded |
| 1 Other – Technical | Not Uploaded |
| 1 Foreclosure of the Project | Not Uploaded |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22) | Not Uploaded |
| 1 Deviation Report with respect to Allotment letter | View Download |
| 1 Deviation Report with respect to model copy of Agreement | View Download |