## **MahaRERA Application**

#### **General Information**

**Information Type** 

Other Than Individual

### **Organization**

Name OM SHANTI HOUSING

DEVELOPMENT COMPANY

Organization Type Partnership

**Description For Other Type** 

Organization

Do you have any Past

Experience?

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**Address Details** 

**Block Number** 1301, 13th Floor, B Wing,

No

**Building Name** 

Peninsula Business Park,

**Street Name** 

Senapati Bapat Marg,

Locality

Lower Parel

NA

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** 

<b>Proposed Date</b>	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

(sqmts)

Dadar East

Pin Code

400014

Total Plot/Project area

**Proposed But Not** 

Sanctioned Buildings Count

560.12

**Total Number of Proposed** Building/Wings (In the

Layout/Plot)

1

1

0

**Number of Sanctioned Building out of Above Proposed Count Applied for** 

**Total Recreational Open** 

**Space as Per Sanctioned** 

this Registration

0

Plan

**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 IFSC Code** 

Yes Bank YESB0000419

**Project Details** 

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	39	0	0

## **Development Work**

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	Proposed
Water Conservation, Rain water Harvesting :	NO	0	NA
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	Proposed
Electrical Meter Room, Sub-Station, Receiving Station :	NO	0	NA
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Water Supply :	YES	0	Proposed
Sewerage (Chamber, Lines, Septic Tank, STP):	YES	0	Proposed
Storm Water Drains :	YES	0	Proposed
Landscaping & Tree Planting :	NO	0	NA
Street Lighting:	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	NO	0	NA

## **Building Details**

Sr.No.	Project Name	Name (Als mention identifica building/\ as per ap plan)	tion of wing/other	Propos Date of Comple		Number of Basement's	Numbe of Plinth	r Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4- wheeler+2- Wheeler)	Number of Closed Parking
1	Pole Star	Pole Star		31/12/20	)27	5	1	0	5	1	0	39
		Sr.No.	Apartmen	t Type	Carp	oet Area (in Sq	mts)	Number of A	partment	Number of	Booked Apart	ment
		1 1BHK			41.9	0		4		0		
		2	2BHK		64.1	0		5		0		

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0

4	Stilt 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
1 a Details of encumbrances concerned to Finance	● View
2 a Details of encumbrances concerned to Finance	● View
1 b Details of encumbrances concerned to Legal	
2 b Details of encumbrances concerned to Legal	● View
1 Copy of Layout Approval (in case of layout)	● View
1 Building Plan Approval / NA Order for plotted development	● View
2 Building Plan Approval / NA Order for plotted development	● View
1 Commencement Certificates / NA Order for plotted development	● View Laborated Download
1 Declaration about Commencement Certificate	● View
1 Declaration in FORM B	● View
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	<b>⊘</b> View <b>∠</b> Download
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	

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
1 Disclosure of Interest in Other Real Estate Organizations	● View
2 Disclosure of Interest in Other Real Estate Organizations	● View Download
3 Disclosure of Interest in Other Real Estate Organizations	● View
4 Disclosure of Interest in Other Real Estate Organizations	● View
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
1 Proforma of Allotment letter	● View
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
1 Deviation Report with respect to model copy of Agreement	● View