

# MahaRERA Application

## General Information

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**Information Type**

Other Than Individual

## Organization

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**Name**

Panom Developers LLP

**Organization Type**

Partnership

**Description For Other Type Organization**

NA

Do you have any Past Experience ?

Yes

## Address Details

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**Block Number**

B-101/102

**Building Name**

Panom Park

**Street Name**

Off Sahar Road

**Locality**

Vile Parle (East)

**Land mark**

Behind Jeevan Vikas Hospital

**State/UT**

MAHARASHTRA

**Division**

Konkan

**District**

Mumbai Suburban

**Taluka**

Mumbai

**Village**

Greater Mumbai (M Corp.) (Part) (802794)

**Pin Code**

400057

## Organization Contact Details

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**Office Number**

02226849161

**Website URL**

## Past Experience Details

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
1	Panom Park Phase 1 Wing A, B And C	Others	Residential + Commercial	2133.29	Behind Jeevan Vikas Kendra Hospital Koldongri Off Sahar Road Vile Parle East Mumbai 400057	331 331 1 To 2 332 332 1 To 42 354 Pt	3	168	2019-12-31	2018-03-31
2	Panom Park Phase 1 Wing D	Residential	NA	459.76	Behind Jeevan Vikas Kendra Hospital Koldongri Off Sahar Road Vile Parle East Mumbai 400057	333 Pt	1	24	2020-12-15	2020-10-20
3	Panom Park Phase 1 Wing E plus C Exnt	Residential	NA	339.50	Behind Jeevan Vikas Kendra Hospital Koldongri Off Sahar Road Vile Parle East Mumbai 400057	354 Pt	2	64	2023-02-28	2022-10-20

## Member Information

Member Name	Designation	Photo
Nainesh Mahendra Gandhi	Partner	<a href="#">View Photo</a>
Piyush C Shah	Partner	<a href="#">View Photo</a>
Arti N Gandhi	Partner	<a href="#">View Photo</a>
Bharat I Patel	Partner	<a href="#">View Photo</a>
Nainesh Mahendra Gandhi	Authorized Signatory	<a href="#">View Photo</a>
Dilip C Mody	Partner	<a href="#">View Photo</a>
Deep R Shah	Partner	<a href="#">View Photo</a>

## Project

## Project Name (Mention as per Sanctioned Plan)

Parleshwar Aangan

## Project Status

New Project

## Proposed Date of Completion

31/12/2025

**Litigations related to the project ?**

Yes

**Project Type**

Others

**Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?**

No

**File/reference no. of planning authority****Plot Bearing No / CTS no / Survey Number/Final Plot no.**

CST NO 331,331/1 TO 2, 332, 332/1 TO 42, 333 (PT), 354 (PT), 354/17, 358 AND 359,359/1 TO 8, 360 (PT) 364, 364/1 TO 12, 365, 365/1 TO 6, 366, 366/1 TO 15, 367, 368/1 TO 10, 369, 369/1 TO 18 AND 2095, 2095/1 TO 10

**Boundaries East**

13 point 44 Meter wide DP Road

**Boundaries West**

13 point 40 Meter Wide DP Road

**Boundaries North**

13 point 44 Meter Wide Drive Way

**Boundaries South**

C T S No 370

**State/UT**

MAHARASHTRA

**Division**

Konkan

**District**

Mumbai Suburban

**Taluka**

Mumbai

**Village**

Greater Mumbai (M Corp.) (Part) (802794)

**Street**

Kalpita Road

**Locality**

Vile Parle East

**Pin Code**

400069

**Total Plot/Project area (sqmts)**

9765.67

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

4

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

3

**Proposed But Not Sanctioned Buildings Count**

1

**Total Recreational Open Space as Per Sanctioned Plan**

1378.44

**FSI Details****Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)**

7780.27

**Built-up-Area as per Proposed FSI (In sqmts) ( Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)**

25128.78

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

32909.05

**Bank Details****Bank Name**

State Bank Of India

**IFSC Code**

SBIN0004115

**Project Details**

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	103	0	0

**Development Work**

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	As Per Building Plan
Water Conservation, Rain water Harvesting :	YES	0	Only Rain Water Harvesting
Energy management :	YES	0	Battery Power Backup & Solar Panel
Fire Protection And Fire Safety Requirements :	YES	0	As Per Fire NOC
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Meter Box and Sub Station
Aggregate area of recreational Open Space :	YES	0	As Per Building Plan
Open Parking :	YES	0	As Per Building Plan
Water Supply :	YES	0	Borewell and Water Connection after Completion
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Chamber Lines Septic Tank STP
Storm Water Drains :	YES	0	As per Building Plan
Landscaping & Tree Planting :	YES	0	Only Tree Planting
Street Lighting :	YES	0	As per Building Plan
Community Buildings :	YES	0	Fitness Center
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	As per Building Plan
Solid Waste Management And Disposal :	YES	0	As Per Building Plan

**Building Details**

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Numk of Close Parkir
1	Parleshwar Aangan	Sale Wing A- Jasmine	31/12/2025	3	1	0	11	0	0	40

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	M P Room	14.5	1	0
2	MPRoom	38.56	1	0
3	1BHK	39.56	11	0
4	1BHK	41.56	10	0
5	1BHK	42.07	2	0
6	2BHK	59.91	2	0
7	2BHK	60.23	20	0
8	2BHK	60.27	20	1

  

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	66
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

  

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Numt of Close Parkir
2	Parleshwar Aangan	Sale Wing B - Nirmal	31/12/2025	3	1	0	11	0	0	40

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	60.51	20	3
2	2BHK	61.3	1	0
3	3BHK	77.95	9	1
4	Shop	103.81	1	0
5	M P Room	172.05	1	0
6	1BHK	38.31	9	0
7	1BHK	39.12	10	3

  

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	66
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

  

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Numt of Close Parkir
3	Parleshwar Aangan	Rehab Wing H - Tulsi	31/12/2025	1	1	0	11	0	0	23

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Shop	6.75	1	0
2	Shop	19.2	1	0
3	Shop	14.12	1	0
4	Shop	10.01	1	0
5	Shop	18.54	1	0
6	HALL	377.02	1	0
7	1 BHK PAP	27.88	6	0
8	1 BHK PAP	27.89	11	0
9	1 BHK PAP	27.91	41	0
10	1 BHK PAP	27.92	12	0
11	1 BHK Rehab	27.88	4	0
12	1 BHK PROV RC	27.91	1	0
13	1 BHK Rehab	27.91	28	0
14	1 BHK Rehab	27.92	6	0
15	Shop	9.79	1	1

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	10
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
Arch View Associates	NA	Architect
Mr. Bhagwan Shivaram Ingole	NA	Engineer
Mr. Mahesh Tanaji Godambe	NA	Other Professional

Shree Nakshtra Group	NA	Contractor
D B Pednekar & Associates	NA	Chartered Accountant

### Litigations Details

Project Name	Court Name	Case Number	Case Type	Preventive/Injunction/Interim Order is Passed?	Petition Name	Other Petition Details	Year	Present Status	Documents
Parleshwar Aangan	Mumbai City Civil Court at Dindoshi Branch	Civil Suit No 2111 Of 2014	Civil	No	Other	NA	2014	Pending	NA
Parleshwar Aangan	High Court Bombay	Civil Suit No 584 Of 2018	Civil	No	Other	NA	2018	Pending	NA

### Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	<a href="#">View</a> <a href="#">Download</a>
1 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
2 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
1 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
2 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
1 Copy of Layout Approval (in case of layout)	<a href="#">View</a> <a href="#">Download</a>
2 Copy of Layout Approval (in case of layout)	<a href="#">View</a> <a href="#">Download</a>
1 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
2 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
3 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
4 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
5 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
6 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
7 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
8 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
9 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
10 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
11 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
12 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
13 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
1 Commencement Certificates / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
1 Declaration about Commencement Certificate	<a href="#">View</a> <a href="#">Download</a>
1 Declaration in FORM B	<a href="#">View</a> <a href="#">Download</a>
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	<a href="#">View</a> <a href="#">Download</a>
2 Architect's Certificate of Percentage of Completion of Work (Form 1)	<a href="#">View</a> <a href="#">Download</a>
3 Architect's Certificate of Percentage of Completion of Work (Form 1)	<a href="#">View</a> <a href="#">Download</a>



4 Architect's Certificate of Percentage of Completion of Work (Form 1)	<a href="#">View</a> <a href="#">Download</a>
5 Architect's Certificate of Percentage of Completion of Work (Form 1)	<a href="#">View</a> <a href="#">Download</a>
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	<a href="#">View</a> <a href="#">Download</a>
2 Engineer's Certificate on Cost Incurred on Project (Form 2)	<a href="#">View</a> <a href="#">Download</a>
3 Engineer's Certificate on Cost Incurred on Project (Form 2)	<a href="#">View</a> <a href="#">Download</a>
4 Engineer's Certificate on Cost Incurred on Project (Form 2)	<a href="#">View</a> <a href="#">Download</a>
5 Engineer's Certificate on Cost Incurred on Project (Form 2)	<a href="#">View</a> <a href="#">Download</a>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	<a href="#">View</a> <a href="#">Download</a>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2023-24)	<b>Not Uploaded</b>
1 Disclosure of sold/ booked inventory	<a href="#">View</a> <a href="#">Download</a>
2 Disclosure of sold/ booked inventory	<a href="#">View</a> <a href="#">Download</a>
1 CERSAI details	<a href="#">View</a> <a href="#">Download</a>
1 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
2 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
3 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
4 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
5 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
6 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	<a href="#">View</a> <a href="#">Download</a>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)	<b>Not Uploaded</b>
1 Proforma of Agreement for sale	<a href="#">View</a> <a href="#">Download</a>
1 Proforma of Allotment letter	<a href="#">View</a> <a href="#">Download</a>
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	<b>Not Uploaded</b>
1 Status of Formation of Legal Entity (Society/Co Op etc.)	<b>Not Uploaded</b>
1 Status of Conveyance	<b>Not Uploaded</b>
1 Other - Legal	<a href="#">View</a> <a href="#">Download</a>
2 Other - Legal	<a href="#">View</a> <a href="#">Download</a>
1 Other - Finance	<b>Not Uploaded</b>
1 Other - Technical	<a href="#">View</a> <a href="#">Download</a>
2 Other - Technical	<a href="#">View</a> <a href="#">Download</a>

3 Other - Technical	<a href="#">View</a> <a href="#">Download</a>
4 Other - Technical	<a href="#">View</a> <a href="#">Download</a>
5 Other - Technical	<a href="#">View</a> <a href="#">Download</a>
6 Other - Technical	<a href="#">View</a> <a href="#">Download</a>
1 Foreclosure of the Project	<b>Not Uploaded</b>
1 Deviation Report with respect to Allotment letter	<a href="#">View</a> <a href="#">Download</a>
1 Deviation Report with respect to model copy of Agreement	<a href="#">View</a> <a href="#">Download</a>