# MahaRERA Application

#### **General Information**

Information Type

Other Than Individual

### Organization

Name

Pahal Construction Co.

Organization Type

Partnership

Description For Other Type Organization

NA

Do you have any Past Experience?

No

#### **Address Details**

**Block Number** 

Shop No. 1

**Building Name** 

Kailash Mansarovar

Street Name

Satyanandji Maharaj Marg

Locality

Bhayander West

Land mark

Opp Narayana School

State/UT

MAHARASHTRA

Division

Konkan

District

Thane

Taluka

Thane Village

BHAYANDAR

Pin Code

401101

### **Organization Contact Details**

Office Number

02228184715

Website URL

### Past Experience Details

### **Member Information**

Member Name	Designation	Photo
Kimtilal Gupta	Authorized Signatory	<b>●</b> View Photo
Kapil Gupta	Authorized Signatory	● View Photo

#### **Project**

Project Name (Mention as per Sanctioned Plan)

ANANDAM-A

**Project Status** 

New Project

Proposed Date of Completion

30/06/2024

**Extended Date of Completion** 

31/12/2024

Litigations related to the project?

No

**Project Type** 

Residential

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

Nc

Plot Bearing No / CTS no / Survey Number/Final Plot no.

OLD SURVEY NO 646, NEW SURVEY NO 247, HISSA NO 1

**Boundaries East** 

OLD SURVEY NO 646 NEW SURVEY NO 247 HISSA NO 1

**Boundaries West** 

HIGH SCHOOL AND PG RESERVATION NO 127

**Boundaries North** 

OLD SURVEY NO 658 NEW SURVEY NO 251 HISSA NO 3

**Boundaries South** 

PROPOSED 18 MTR DP ROAD

State/UT

MAHARASHTRA

Division

Konkan

District

Thane

Taluka

Thane

Village

BHAYANDAR

Street

SHREE BALAJI SHIPPING CO. ROAD

Locality

BHAYANDER WEST

Pin Code

401101

Total Plot/Project area (sqmts)

4111.85

 ${\it Total \ Number \ of \ Proposed \ Building/Wings \ (In \ the \ Layout/Plot)}$ 

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

818.78

#### **FSI Details**

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

7/53

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

597

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

8050.00

### Details of RERA Designated Separate Bank Account

Bank Name

STATE BANK OF INDIA

IFSC Code

SBIN0005318

### **Project Details**

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	87	0	0

## **Development Work**

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	100	WORK IN PROGRESS
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	100	WORK IN PROGRESS
Electrical Meter Room, Sub-Station, Receiving Station :	YES	100	WORK IN PROGRESS
CLUB HOUSE:	YES	75	TO BE SHARED WITH OTHER BUILDINGS OF LAYOUT
FITNESS CENTRE:	YES	0	TO BE SHARED WITH OTHER BUILDINGS OF LAYOUT
SWIMMING POOL:	YES	0	TO BE SHARED WITH OTHER BUILDINGS OF LAYOUT
Aggregate area of recreational Open Space :	YES	75	TO BE SHARED WITH OTHER BUILDINGS OF LAYOUT
Open Parking :	NO	0	NA
Water Supply :	YES	50	FROM MBMC AFTER OC
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	90	WORK IN PROGRESS
Storm Water Drains :	YES	100	WORK IN PROGRESS
Landscaping & Tree Planting :	YES	80	WORK IN PROGRESS
Street Lighting:	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	YES	100	WORK IN PROGRESS
Solid Waste Management And Disposal :	NO	0	NA

# **Building Details**

Sr.No.	Project Name	building		Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilt:		of Clos Pari
1	ANANDAM- A	ANAND	AM A WING	30/06/2024	0	1	1	24	1	0	87
		Sr.No.	Apartment	Туре		Carpet A	rea (in	Number of Apartment		Number of Bool	ked
		1	5BHK &	o;amp;amp;amp	o;amp;amp;	145.37		4	(	)	
		2	Shop			39.37		2	(	D	
		3	Shop			46.69		2	(	0	
		4	Shop			41.56		2	(	0	
		5	Shop			26.85 2		(	0		
		6	2ВНК			54.9 50		4	45		
		7	2BHK			59.81 36			20		
		Sr.No.	Tacks	<sup>'</sup> Activity						Percentage of V	Mork
		1	Excava							100	YOIK
		2		ber of Baseme	nt(s) and Plint	h				100	
		3	X num	X number of Podiums			1	100			
		4	Stilt Fl	ilt Floor			1	100			
		5	X num	ber of Slabs of	Super Structu	ucture			1	100	
		6		al walls, Interna ws to each of t		laster, Floorings within Flats/Premises, Doors and Flat/Premises			nd 1	100	
		7		Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises			Ś	95			
		8		Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.			cases 9	es 95			
		9		The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing			1	100			
		10	per CF equipn to entr Buildin	otion of lifts, was O NOC, Electrinent, Complian rance lobby/s, pag/Wing, Comped to Obtain Octobrain Octobrain Octobrain Octobrain	cal fittings to ace to condition with protection ound Wall and	Common Ans of environ, paving dall other	Areas, elect ronment /C of areas ap requiremer	ro, mechanica RZ NOC, Finis purtenant to	I	100	

# **Project Professional Information**

Professional Name	MahaRERA Certificate No.
AVINASH D MHATRE	NA

HEMANT TALATY	NA
PITRU KRUPA BUILDING CONTRACTOR	NA
Shivpujan Shree Jairam Jaiswal	A51700003523 (/PrintPreview/PrintPreview? q=Zrr8nA0J6S969wNEPYLZuWl3aPlwBJA%2b2yG98ZT9eYHTi0P26W2u2BYEah%2bQds2Ng4JwZmDHTTbQnmGwBs
sureshbhai shantilal patel	A51700008535 (/PrintPreview/PrintPreview? q=JGAc%2berMt1XOwNI7LWn%2fK0WoKwlbeCQEeEQVLls2rZMdVaFrGEvaZdg1%2fvS3FFzc8c%2fwlJQ99P2FSXYO4ov
RAJESH B DUBEY	NA
KISHORE JAIPRAKASH VYAS	A51700008031 (/PrintPreview/PrintPreview? q=DccgCo5RAYnyDW8rUHO%2bw8hbqPCuBWO3HyMB79WXqDuk191cmpGGUh4lTER0q8EGltGXgdApYyhkPkaj23%2f

# Litigations Details

### No Records Found

## **Uploaded Documents**

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

9 Architect's Certificate of Percentage of Completion of Work (Form 1)	● View <b>L</b> Download
10 Architect's Certificate of Percentage of Completion of Work (Form 1)	● View <b>L</b> Download
11 Architect's Certificate of Percentage of Completion of Work (Form 1)	● View <b>L</b> Download
12 Architect's Certificate of Percentage of Completion of Work (Form 1)	● View <b>L</b> Download
13 Architect's Certificate of Percentage of Completion of Work (Form 1)	● View <b>L</b> Download
14 Architect's Certificate of Percentage of Completion of Work (Form 1)	● View <b>L</b> Download
15 Architect's Certificate of Percentage of Completion of Work (Form 1)	● View <b>L</b> Download
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21 Architect's Certificate of Percentage of Completion of Work (Form 1)	● View <b>L</b> Download
22 Architect's Certificate of Percentage of Completion of Work (Form 1)	● View
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View
2 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View
3 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View
4 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View <b>L</b> Download
5 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View <b>L</b> Download
6 Engineer's Certificate on Cost Incurred on Project (Form 2)	<b>③</b> View <b>▲</b> Download
7 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View <b>L</b> Download
8 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View <b>L</b> Download
9 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View
10 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View <b>L</b> Download
11 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View <b>L</b> Download
12 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View <b>L</b> Download
13 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View <b>L</b> Download
14 Engineer's Certificate on Cost Incurred on Project (Form 2)	<b>③</b> View <b>▲</b> Download
15 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View <b>L</b> Download
16 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View <b>L</b> Download
17 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View <b>L</b> Download
18 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View Land Download
19 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View
20 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View
21 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View
1 Form 2A	● View
2 Form 2A	● View Land Download
3 Form 2A	● View
4 Form 2A	● View
5 Form 2A	

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6 Form 2A	● View
7 Form 2A	● View
8 Form 2A	● View
9 Form 2A	● View
10 Form 2A	● View
11 Form 2A	● View
12 Form 2A	● View
13 Form 2A	● View
14 Form 2A	● View
15 Form 2A	● View
16 Form 2A	● View
17 Form 2A	● View
18 Form 2A	● View
19 Form 2A	● View
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 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	● View
2 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	● View
1 Engineers Certificate on Quality Assurance (Form 2A FY 2023-24)	● View
1 Disclosure of sold/ booked inventory	● View
2 Disclosure of sold/ booked inventory	● View
3 Disclosure of sold/ booked inventory	● View
4 Disclosure of sold/ booked inventory	● View
5 Disclosure of sold/ booked inventory	● View
6 Disclosure of sold/ booked inventory	● View
7 Disclosure of sold/ booked inventory	● View
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9 Disclosure of sold/ booked inventory	● View
10 Disclosure of sold/ booked inventory	● View
11 Disclosure of sold/ booked inventory	● View
12 Disclosure of sold/ booked inventory	● View
13 Disclosure of sold/ booked inventory	● View
1 CERSAI details	● View
2 CERSAI details	● View
1 Disclosure of Interest in Other Real Estate Organizations	● View
2 Disclosure of Interest in Other Real Estate Organizations	● View
1 Annual Audit Report of Statutory CA (Form 5)	● View
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)	● View <b>L</b> Download

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1 Annual Audit Report of Statutory CA (Fo	orm 5) (FY 2020-21)	● View <b>L</b> Download
2 Annual Audit Report of Statutory CA (Fo	orm 5) (FY 2020-21)	● View Lownload
1 Annual Audit Report of Statutory CA (Fo	orm 5) (FY 2021-22)	● View <b>L</b> Download
1 Annual Audit Report of Statutory CA (Fo	orm 5) (FY 2022-23)	● View <b>L</b> Download
1 Annual Audit Report of Statutory CA (Fo	orm 5) (FY 2023-24)	Not Uploaded
1 Proforma of Agreement for sale		● View Land Download
1 Proforma of Allotment letter		● View <b>L</b> Download
2 Proforma of Allotment letter		● View <b>L</b> Download
1 Occupancy Certificate/ Completion Certificate/ development	ificate/ Architect's certificate of completion for plotted	Not Uploaded
1 Status of Formation of Legal Entity (Soci	iety/Co Op etc.)	Not Uploaded
1 Status of Conveyance		Not Uploaded
1 Foreclosure of the Project		Not Uploaded
1 Deviation Report with respect to Allotme	ent letter	● View
1 Deviation Report with respect to model of	copy of Agreement	● View <b>L</b> Download
1 Other		● View <b>L</b> Download
1 Other - Finance		Not Uploaded
1 Other - Technical		Not Uploaded