

# MahaRERA Application

## General Information

Information Type Other Than Individual

## Organization

Name REFLEX PROJECTS LLP

Organization Type Partnership

Description For Other Type Organization NA

Do you have any Past Experience ? Yes

## Address Details

Block Number	404	Building Name	COMMERCE HOUSE
Street Name	N. .M ROAD	Locality	FORT
Land mark	NEAR KALA GHODA	State/UT	MAHARASHTRA
Division	Konkan	District	Mumbai City
Taluka	Mumbai City	Village	Mumbai City
Pin Code	400001		

## Organization Contact Details

Office Number 02223530606

Website URL [www.reflexprojects.in](http://www.reflexprojects.in)

## 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	Rexon Aura	Residential	NA	5653.98	S. V. Road Next to Mahesh Nagar Goregaon W Mumbai 400 062	1385, 918	1	312	2026-03-31	2026-03-31
2	iCON by MerX - Proposed	Mixed (Plots & Buildings)	NA	5436.50	22 Pais Street Byculla	1963	2	240	2026-03-31	2026-03-31

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
					West Mumbai 400011					

## Member Information

Member Name	Designation	Photo
MANISH MAHIPATRAI SHAH	Partner	<a href="#">View Photo</a>
RAKESH MAHIPATRAI SHAH	Partner	<a href="#">View Photo</a>

## Project

<b>Project Name</b>	NINE REFLEX	<b>Project Status</b>	New Project
<b>Proposed Date of Completion</b>	31/12/2024		
<b>Litigations related to the project ?</b>	No	<b>Project Type</b>	Residential
<b>Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?</b>	Yes		
<b>Plot Bearing No / CTS no / Survey Number/Final Plot no.</b>	15/62	<b>Boundaries East</b>	JADHAV MARG
<b>Boundaries West</b>	ZUBEDA MANZIL	<b>Boundaries North</b>	B J DEVRUKHKAR ROAD
<b>Boundaries South</b>	KISHORE TERRACE	<b>State/UT</b>	MAHARASHTRA
<b>Division</b>	Konkan	<b>District</b>	Mumbai City
<b>Taluka</b>	Mumbai City	<b>Village</b>	Mumbai City
<b>Street</b>	B J DEVRUKHKAR ROAD	<b>Locality</b>	DADAR NAIGAON
<b>Pin Code</b>	400014	<b>Area(In sqmts)</b>	605.36
<b>Total Building Count</b>	1		
<b>Sanctioned Buildings Count</b>	1	<b>Proposed But Not Sanctioned Buildings Count</b>	0
<b>Aggregate area(In sqmts) of recreational open space</b>	0		

## FSI Details

<b>Built-up-Area as per Proposed FSI (In sqmts) ( Proposed but not sanctioned) ( As soon as approved, should be immediately updated in Approved FSI)</b>	537	<b>Built-up-Area as per Approved FSI (In sqmts)</b>	2682
<b>TotalFSI</b>	3219.00		

## Bank Details

Bank Name	HDFC BANK LIMITED
IFSC Code	HDFC0000060

## Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status									
NINE REFLEX	SMT. R. M. SHAH FAMILY TRUST	Trust	Revenue Share	<a href="#">View Details</a>	Active									
		<table><thead><tr><th>Sr No.</th><th>Document Name</th><th>View</th></tr></thead><tbody><tr><td>1</td><td>Upload Agreement / MoU Copy</td><td><a href="#">View</a> <a href="#">Download</a></td></tr><tr><td>2</td><td>Declaration in Form B</td><td><a href="#">View</a> <a href="#">Download</a></td></tr></tbody></table>	Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>	2	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>			
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1	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>												
2	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>												

## Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	22	0	0

## Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	0
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	0
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	0
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Water Supply :	YES	0	0
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	0
Storm Water Drains :	YES	0	0
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 :	YES	0	0

## Building Details

Sr.No.	Project Name	Name	Proposed Date of	Number of Basement's	Number of	Number of	Number of Slab of Super	Number of Stilts	Number of Open	Number of
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			Completion		Plinth	Podium's	Structure		Parking	Closed Parking
1	NINE REFLEX	NINE REFLEX	31/12/2024	1	1	0	23	1	0	22

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	41.81	33	00

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	25
2	X number of Basement(s) and Plinth	25
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
KALPESH L SHAH	NA	Architect
DHAVAL GANDHI	NA	Engineer
DHAVAL THAKKAAR	NA	Chartered Accountant
SANKET SHAH	NA	Chartered Accountant
Reflex Realty LLP	<a href="#">A51900011245</a>	Real Estate Agent
SKYLINE ARCHITECTS	NA	Architect

## Litigations Details

No Records Found

## Uploaded Documents

Document Name	Uploaded Document

1 Copy of the legal title report	<a href="#">View</a> <a href="#">Download</a>
1 Details of encumbrances	<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>
1 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>
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	<b>Not Uploaded</b>
1 CERSAI details	<a href="#">View</a> <a href="#">Download</a>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	<b>Not Uploaded</b>
1 Disclosure of sold/ booked inventory	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	<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 Proforma of the allotment letter and agreement for sale	<a href="#">View</a> <a href="#">Download</a>
2 Proforma of the allotment letter and agreement for sale	<a href="#">View</a> <a href="#">Download</a>
1 Architect's Certificate on Completion of Project (Form 4)	<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	<a href="#">View</a> <a href="#">Download</a>