

# MahaRERA Application

## General Information

Information Type Other Than Individual

## Organization

Name Oscar Infrastructure Private Limited  
Organization Type Company Description For Other Type Organization NA  
Do you have any Past Experience ? Yes

## Address Details

Block Number 7TH FLOOR, 711 Building Name CORPORATE CENTRE  
Street Name LBS MARG Locality MULUND (W)  
Land mark BEHIND NIRMAL LIFESTYLE State/UT MAHARASHTRA  
Division Konkan District Mumbai Suburban  
Taluka Kurla Village Kurla  
Pin Code 400080

## Organization Contact Details

Office Number 02268099403

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	Om Residency	Residential	NA	1672	The Mulund Chandanbala CHSL CTS no. 1132A Plot No 1161 Survey Number 1000 Murar Road Mulund West Mumbai 400080	1132 A	1	1	2023-06-30	2023-03-27

## Member Information

Member Name	Designation	Photo
Rahul Jagannath Joshi	Director	<a href="#">View Photo</a>
Harmesh Rahul Joshi	Director	<a href="#">View Photo</a>
Kamesh Rahul Joshi	Director	<a href="#">View Photo</a>

## Project

<b>Project Name (Mention as per Sanctioned Plan)</b>	Om Nandanvan	<b>Project Status</b>	New Project
<b>Proposed Date of Completion</b>	31/12/2027		
<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>File/reference no. of planning authority</b>			
<b>Plot Bearing No / CTS no / Survey Number/Final Plot no.</b>	913 B	<b>Boundaries East</b>	By Bawa Praduman Singh Road
<b>Boundaries West</b>	By CTS No 913 A	<b>Boundaries North</b>	By Bawa Praduman Singh Cross Road No 1
<b>Boundaries South</b>	By CTS No 916	<b>State/UT</b>	MAHARASHTRA
<b>Division</b>	Konkan	<b>District</b>	Mumbai Suburban
<b>Taluka</b>	Kurla	<b>Village</b>	Mulund
<b>Street</b>	Bawa Praduman Singh Cross Road No. 1	<b>Locality</b>	Mulund West
<b>Pin Code</b>	400080	<b>Total Plot/Project area (sqmts)</b>	2124.00
<b>Total Number of Proposed Building/Wings (In the Layout/Plot)</b>	1		
<b>Number of Sanctioned Building out of Above Proposed Count Applied for this Registration</b>	1	<b>Proposed But Not Sanctioned Buildings Count</b>	0
<b>Total Recreational Open Space as Per Sanctioned Plan</b>	0		
<b>FSI Details</b>			
<b>Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)</b>	7818.57	<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>	783.63
<b>Permissible Total FSI of Plot (Permissible Built-up Area)</b>	8602.20		

## Bank Details

### Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status																																
Om Nandanvan	Oscar Infrastructure Private Limited	Company	Area Share	<a href="#">View Details</a>	Active																																
		<table border="1"> <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>Upload Agreement / MoU Copy</td> <td><a href="#">View</a> <a href="#">Download</a></td> </tr> <tr> <td>3</td> <td>Upload Agreement / MoU Copy</td> <td><a href="#">View</a> <a href="#">Download</a></td> </tr> <tr> <td>4</td> <td>Upload Agreement / MoU Copy</td> <td><a href="#">View</a> <a href="#">Download</a></td> </tr> <tr> <td>5</td> <td>Upload Agreement / MoU Copy</td> <td><a href="#">View</a> <a href="#">Download</a></td> </tr> <tr> <td>6</td> <td>Upload Agreement / MoU Copy</td> <td><a href="#">View</a> <a href="#">Download</a></td> </tr> <tr> <td>7</td> <td>Upload Agreement / MoU Copy</td> <td><a href="#">View</a> <a href="#">Download</a></td> </tr> <tr> <td>8</td> <td>Upload Agreement / MoU Copy</td> <td><a href="#">View</a> <a href="#">Download</a></td> </tr> <tr> <td>9</td> <td>Upload Agreement / MoU Copy</td> <td><a href="#">View</a> <a href="#">Download</a></td> </tr> <tr> <td>10</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	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>	3	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>	4	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>	5	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>	6	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>	7	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>	8	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>	9	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>	10	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>		
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### Project Details

Name	Proposed	Booked	WorkDone(In %)

Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	126	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	Only Rain Water Harvesting (Yet To Start)
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	Yet To Start
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Yet To Start
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Water Supply :	YES	0	Yet To Start
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Only chamber Lines (Yet To Start)
Storm Water Drains :	YES	0	Yet To Start
Landscaping & Tree Planting :	YES	0	Only Tree Plantation (Yet To Start)
Street Lighting :	YES	0	Yet To Start
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 (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)	Number of Closed Parking
1	Om Nandanvan	Om Nandanvan	31/12/2027	1	1	2	21	1	0	0

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	68.47	8	0
2	2BHK	69.03	4	0
3	2BHK	71.44	1	0
4	2BHK	75.99	1	0
5	2BHK	76.09	1	0
6	2BHK	77.29	1	0
7	3BHK	104.7	10	0
8	3BHK	127.74	1	0
9	Rehab 2BHK	73.75	1	0
10	PTC 1RK	27.88	59	0

11	Rehab 3BHK	96.62	8	0
12	Rehab 2BHK	75.7	2	0
13	Rehab 1BHK	45.99	4	0
14	Rehab 2BHK	83.64	3	0
15	Rehab 2BHK	83.74	1	0
16	Rehab 2BHK	68.08	2	0
17	Rehab 2BHK	70.8	3	0
18	Rehab 2BHK	72.28	2	0
19	Rehab 2BHK	72.67	9	0
20	Rehab 2BHK	68.04	1	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
Sepco Architect Nitin Gunjal	NA	Architect
Himmat Shethia	NA	Chartered Accountant
Vishal Raghvani	NA	Engineer
Hitesh V Dedhia	NA	Chartered Accountant

## 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 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>
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>
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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>
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)	<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)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2023-24)	<b>Not Uploaded</b>
1 Disclosure of sold/ booked inventory	<b>Not Uploaded</b>
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>
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>
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1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)	Not Uploaded
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	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	<a href="#">View</a> <a href="#">Download</a>
1 Other – Technical	<a href="#">View</a> <a href="#">Download</a>
1 Foreclosure of the Project	Not Uploaded
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>