

MahaRERA Application

General Information

Information Type Other Than Individual

Organization

Name Harmony Homes Creation
Organization Type Partnership Description For Other Type Organization NA
Do you have any Past Experience ? No

Address Details

Block Number C.T.S No. 667-C Building Name C.T.S.No. 667-C
Street Name J. N. Road Locality Mulund (W)
Land mark Near Dutta Mandir State/UT MAHARASHTRA
Division Konkan District Mumbai Suburban
Taluka Kurla Village Nahur
Pin Code 400080

Organization Contact Details

Office Number 09821014237

Website URL

Past Experience Details

Member Information

Member Name	Designation	Photo
Rajesh Manohar Kodnani	Partner	View Photo
Kartik Shiva Thakur	Partner	View Photo
Ganesh Shiva Thakur	Partner	View Photo
Ramesh Pandurmg Dalvi	Partner	View Photo
Vijay Vasantrai Mithani	Partner	View Photo

Project

Project Name (Mention as per Sanctioned Plan) Om Sai Complex Project Status New Project

Proposed Date of Completion 31/12/2033

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.

C.T.S. No. 667-C

Boundaries East

CTS No 661 - 1 Jawaharlal Nehru Road

Boundaries West

CTS No 667

Boundaries North

CTS No 658 and 659

Boundaries South

CTS No 667 and Mulund Goregaon Link Road - GMLR

State/UT

MAHARASHTRA

Division

Konkan

District

Mumbai Suburban

Taluka

Kurla

Village

Nahur

Street

J. N. Road

Locality

Mulund (W)

Pin Code

400080

Total Plot/Project area (sqmts)

10218.35

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

2

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

1

Proposed But Not Sanctioned Buildings Count

1

Total Recreational Open Space as Per Sanctioned Plan

574.03

FSI Details

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

20814.08

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

17405.57

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

38219.65

Bank Details

Bank Name

HDFC Bank Ltd

IFSC Code

HDFC0000015

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	426	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	As per approved plan
Water Conservation, Rain water Harvesting :	YES	0	As per approved plan
Energy management :	YES	0	As per approved plan
Fire Protection And Fire Safety Requirements :	YES	0	As per approved plan
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Electric Meter Room
Aggregate area of recreational Open Space :	YES	0	R.G. Area of 574.03 Sq.mt provided
Open Parking :	NO	0	NA
Water Supply :	YES	0	Connection from BMC
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	STP Tank provided
Storm Water Drains :	YES	0	As per approved plan
Landscaping & Tree Planting :	YES	0	As per approved plan
Street Lighting :	YES	0	As per approved plan
Community Buildings :	YES	0	As per approved plan
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	As per approved plan
Solid Waste Management And Disposal :	YES	0	As per approved 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)	Number of Closed Parking
1	Om Sai Complex	Wing B	31/12/2030	2	1	11	44	1	0	426

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	3BHK	92.53	64	0
2	2BHK	65.50	64	0
3	2BHK	54.53	74	0
4	2BHK	54.35	83	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
DOT Architects	NA	Architect
Ms Mahimtura Consultants Pvt Ltd	NA	Engineer
CA Heena B Momaya	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
Om Sai Complex	Small Causes Court Dhobi Talao Mumbai	1348	Civil	No	Suit	NA	2021	Pending	NA

Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	View Download
1 a Details of encumbrances concerned to Finance	View Download
2 a Details of encumbrances concerned to Finance	View Download
1 b Details of encumbrances concerned to Legal	View Download
2 b Details of encumbrances concerned to Legal	View Download
1 Copy of Layout Approval (in case of layout)	View Download
1 Building Plan Approval / NA Order for plotted development	View Download
2 Building Plan Approval / NA Order for plotted development	View Download
3 Building Plan Approval / NA Order for plotted development	View Download
4 Building Plan Approval / NA Order for plotted development	View Download
5 Building Plan Approval / NA Order for plotted development	View Download
1 Commencement Certificates / NA Order for plotted development	View Download

1 Declaration about Commencement Certificate	View Download
1 Declaration in FORM B	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	Not Uploaded
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	Not Uploaded
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 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	Not Uploaded
1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	View Download
1 Disclosure of Interest in Other Real Estate Organizations	View Download
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 Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	Not Uploaded
1 Proforma of Allotment letter	View Download
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 Deviation Report with respect to Allotment letter	View Download
1 Deviation Report with respect to model copy of Agreement	View Download