

MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100101460



Payment Date 04/01/2022

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 10885.00

Organization

Name SHREE SONIGARA REALCON PAN Number ADBFS4676G

Organization Type Partnership

Description For Other Type Organization NA

Do you have any Past Experience ? No

Address Details

Block Number SURVEY NO 21 Building Name SIGNATURE PARK

Street Name DANGE CHOWK Locality THERGAON

Land mark NEAR BANK OF INDIA State/UT MAHARASHTRA

Division Pune District Pune

Taluka Mulshi Village Thergaon

Pin Code 411033

Organization Contact Details

Name of Contact Person MITESH DOSHI Designation of Contact Person PARTNER

Office Number 07020260671

Office Number 07020260671

Fax Number Email ID shreesonigararealcon@gmail.com

Secondary Mobile Number 9822545504

Website URL www.shreesonigararealcon.com

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
RAHUL BHAGCHAND SONIGARA	Authorized Signatory	AERPS8722E	View Details
JITENDRA PANRAJ SONIGARA	Authorized Signatory	ACNPS6851J	View Details
MITESH MAFATLAL DOSHI	Authorized Signatory	BBEPD6834M	View Details
BHAVESH BHAGCHAND SONIGARA	Authorized Signatory	BSRPS7013P	View Details
KETUL BHAGCHAND SONIGARA	Authorized Signatory	AERPS8723F	View Details

Project

Project Name	SIGNATURE PARK BUILDING M MHADA	Project Status	New Project
Proposed Date of Completion	31/12/2025		
Litigations related to the project ?	Yes	Project Type	Residential
Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?	No		
Plot Bearing No / CTS no / Survey Number/Final Plot no.	SURVEY NUMBERS 21 22 AND 39	Boundaries East	12 MTR ROAD
Boundaries West	SURVEY NO 22 HISSA NO 2	Boundaries North	SURVEY NO 22 HISSA NO 2
Boundaries South	SURVEY NO 39 HISSA NO 8	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Mulshi	Village	Thergaon
Street	DANGE CHOWK	Locality	THERGAON
Pin Code	411033	Area(In sqmts)	423.73
Total Building Count	1		
Sanctioned Buildings Count	1	Proposed But Not Sanctioned Buildings Count	0
Aggregate area(In sqmts) of recreational open space	0.00		

FSI Details

Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	0	Built-up-Area as per Approved FSI (In sqmts)	4791.66
TotalFSI	4791.66		

Bank Details

Bank Name	STATE BANK OF INDIA	Bank A/c Number	39860297899
-----------	---------------------	-----------------	-------------

IFSC Code

SBIN0004726

Branch Name

SIB BRANCH

Bank Address

SIB BRANCH SHIVAJINAGAR
PUNE

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	36	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	WILL BE PROVIDED
Water Conservation, Rain water Harvesting :	YES	0	WILL BE PROVIDED
Energy management :	YES	0	WILL BE PROVIDED
Fire Protection And Fire Safety Requirements :	YES	0	WILL BE PROVIDED
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	WILL BE PROVIDED
Aggregate area of recreational Open Space :	YES	0	WILL BE PROVIDED
Open Parking :	YES	0	WILL BE PROVIDED
Water Supply :	YES	0	WILL BE PROVIDED
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	WILL BE PROVIDED
Storm Water Drains :	YES	0	WILL BE PROVIDED
Landscaping & Tree Planting :	YES	0	WILL BE PROVIDED
Street Lighting :	YES	0	WILL BE PROVIDED
Community Buildings :	YES	0	WILL BE PROVIDED
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	WILL BE PROVIDED
Solid Waste Management And Disposal :	YES	0	WILL BE PROVIDED

Building Details

Sr.No.	Project Name	Name	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Slab of Super Structure	Number of Stilts	Number of Open Parking	Number of Closed Parking										
1	SIGNATURE PARK BUILDING M MHADA	M BUILDING	31/12/2025	1	1	1	15	0	0	36										
		<table><tr><th>Sr.No.</th><th>Apartment Type</th><th>Carpet Area (in Sqmts)</th><th>Number of Apartment</th><th>Number of Booked Apartment</th></tr><tr><td>1</td><td>1BHK</td><td>45.28</td><td>68</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	1BHK	45.28	68	0
Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment																
1	1BHK	45.28	68	0																
		<table><tr><th>Sr.No.</th><th>Tasks / Activity</th><th>Percentage of Work</th></tr><tr><td>1</td><td>Excavation</td><td>0</td></tr></table>									Sr.No.	Tasks / Activity	Percentage of Work	1	Excavation	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	Contact	Address
SAHIL & SHAURYA ENTERPRISES	NA	Contractor	8956225175	KASPATE WASTI,WAKAD
SACHIN SUTAR (UNUSUAL SPACES)	NA	Architect	2025630533	A1 NATURE VIEW APT.,PRAKASH BHAVAN LANE, SENAPATI BAPAT ROAD,PUNE-411016
JW CONSULTANTS	NA	Engineer	2066449100	SAI RADHE, OFFICE NO-201,2ND FLOOR,100 KENNEDDY ROAD,BEHIND HOTEL LE MERIDIAN
CA DILIP JAIN & ASSOCIATES	NA	Chartered Accountant	0000000000	CAMP, PUNE

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
SIGNATURE PARK BUILDING M MHADA	CIVIL COURT SHIVAJINAGAR	1700	Civil	No	Suit		2018	PENDING	NA

Document Name	Uploaded Document	Comment
1 PAN Card	View Download	
1 Copy of the legal title report	View Download	
2 Copy of the legal title report	View	

	Download	
3 Copy of the legal title report	View Download	
4 Copy of the legal title report	View Download	
1 Details of encumbrances	View Download	
1 Copy of Layout Approval (in case of layout)	View Download	
1 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)	View Download	
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	View Download	
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	View Download	
1 CERSAI details	View Download	
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	NA	
1 Disclosure of sold/ booked inventory	NA	
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	NA	
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	NA	
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	NA	
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	NA	
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	NA	
1 Proforma of the allotment letter and agreement for sale	View Download	
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	NA	
1 Architect's Certificate on Completion of Project (Form 4)	NA	
1 Status of Formation of Legal Entity (Society/Co Op etc.)	NA	
1 Status of Conveyance	NA	
1 Other	NA	

Cost Details

Sr. No		Particular	Estimated Amount (in INR)	Actual Amount (in INR)
1		Land Cost :		
	a	Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost	8203413	8203413
	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	0	0
	c	Acquisition cost of TDR (if any)	0	0
	d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	500000	0
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0	0
	f i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
	ii	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0	0
	iii	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	0	0
	iv	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	0	0
2		Development Cost/ Cost of Construction		
	a i	Estimated Cost of Construction as certified by Engineer	126978990	0
	ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA. minimum of (i) and (ii) has to be considered.		
	ii	Expenditure for development of entire project excluding cost of construction as per (a) above, i.e. salaries, consultants fees, site overheads development works, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	41428483	0
	b	Payment of Taxes, cess, fees, charges, premiums,	10000	0

			interest etc to any statutory Authority		
	c		Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	0	0
3			Total Estimated Cost of the Real Estate Project	177120886	8203413