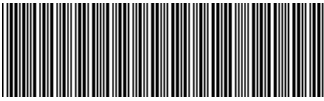


# MahaRERA Application

## General Information

Information Type Other Than Individual

Application No. REA52100103460



Payment Date 15/02/2022

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 10885.00

## Organization

Name Mihir Synthetics PAN Number 67yDBHlk2Rp6YMrkpmhH2A==

Organization Type Partnership

Description For Other Type Organization NA

Do you have any Past Experience ? No

## Address Details

Block Number 1 Building Name Amogh Apartments

Street Name Lane No 15 Locality Prabhat Road

Land mark Near Symbiosis School State/UT MAHARASHTRA

Division Pune District Pune

Taluka Pune City Village Pune (M Corp.)

Pin Code 411004

## Organization Contact Details

Name of Contact Person Mihir Sabadra Designation of Contact Person Partner

Office Number 09881373465

Office Number 09881373465

Fax Number Email ID info@mihirgroup.com

Secondary Mobile Number 9881373465

Website URL

## Past Experience Details

## Member Information

| Member Name                 | Designation          | PAN No.                  | VIEW                         |
|-----------------------------|----------------------|--------------------------|------------------------------|
| Mahendra Fakirchand Sabadra | Authorized Signatory | 4G03c8xFUGOBNaByFuAYvQ== | <a href="#">View Details</a> |
| Amit Suganchand Sancheti    | Authorized Signatory | 2PW22MK9Bh/I53nooW6qrg== | <a href="#">View Details</a> |
| Sharmila Mahendra Sabadra   | Partner              | W7goB6z3FS6zPrGSBuaoAw== | <a href="#">View Details</a> |
| Kiran Amit Sancheti         | Partner              | XPWVvDxRI3mtn+LBCNB9ww== | <a href="#">View Details</a> |

Project

|                                                                                              |                                                             |                                             |                              |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------|------------------------------|
| Project Name                                                                                 | Mihir Amara Building - A4                                   | Project Status                              | New Project                  |
| Proposed Date of Completion                                                                  | 31/12/2026                                                  |                                             |                              |
| Litigations related to the project ?                                                         | No                                                          | 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.                                      | S. No. 153/1/A Part, 153/20, 21, 22, 24, 27, 31, 33, 34, 35 | Boundaries East                             | Adjoining S No 153 Part      |
| Boundaries West                                                                              | Adjoining Building A3                                       | Boundaries North                            | Adjoining Building A1 and A2 |
| Boundaries South                                                                             | Adjoining S No 153 Part                                     | State/UT                                    | MAHARASHTRA                  |
| Division                                                                                     | Pune                                                        | District                                    | Pune                         |
| Taluka                                                                                       | Mulshi                                                      | Village                                     | Wakad                        |
| Street                                                                                       | Pune Mumbai Highway                                         | Locality                                    | Wakad                        |
| Pin Code                                                                                     | 411057                                                      | Area(In sqmts)                              | 315.56                       |
| Total Building Count                                                                         | 1                                                           |                                             |                              |
| Sanctioned Buildings Count                                                                   | 1                                                           | Proposed But Not Sanctioned Buildings Count | 0                            |
| Aggregate area(In sqmts) of recreational open space                                          | 1410.57                                                     |                                             |                              |

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) | 5000    | Built-up-Area as per Approved FSI (In sqmts) | 4630.26 |
| TotalFSI                                                                                                                                          | 9630.26 |                                              |         |

Bank Details

|              |                            |                 |                 |
|--------------|----------------------------|-----------------|-----------------|
| Bank Name    | ICICI Bank                 | Bank A/c Number | 033805006322    |
| IFSC Code    | ICIC0006240                | Branch Name     | Bhandarkar Road |
| Bank Address | FP 195, CTS 853, Signature |                 |                 |

## Development Work

Downloaded from <http://www.sagepub.com> at NANYANG TECH UNIV LIBRARY on June 11, 2015

| Common areas And Facilities, Amenities                  | Available | Percent | Details                      |
|---------------------------------------------------------|-----------|---------|------------------------------|
| Internal Roads & Footpaths :                            | YES       | 0       | To be completed with project |
| Water Conservation, Rain water Harvesting :             | YES       | 0       | To be completed with project |
| Energy management :                                     | YES       | 0       | To be completed with project |
| Fire Protection And Fire Safety Requirements :          | YES       | 0       | To be completed with project |
| Electrical Meter Room, Sub-Station, Receiving Station : | YES       | 0       | To be completed with project |
| Aggregate area of recreational Open Space :             | YES       | 0       | To be completed with project |
| Open Parking :                                          | YES       | 0       | To be completed with project |
| Water Supply :                                          | YES       | 0       | To be completed with project |
| Sewerage (Chamber, Lines, Septic Tank , STP) :          | YES       | 0       | To be completed with project |
| Storm Water Drains :                                    | YES       | 0       | To be completed with project |
| Landscaping & Tree Planting :                           | YES       | 0       | To be completed with project |
| Street Lighting :                                       | YES       | 0       | To be completed with project |
| Community Buildings :                                   | YES       | 0       | To be completed with project |
| Treatment And Disposal Of Sewage And Sullage Water :    | YES       | 0       | To be completed with project |
| Solid Waste Management And Disposal :                   | NO        | 0       | NA                           |

| 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      | Mihir Amara Building - A4          | Building - A4                                                                                                                                                                                                                                           | 31/12/2026                  | 0                          | 1                | 2                  | 22                                | 1                | 0                      | 73                       |        |                  |                        |                     |                            |   |      |                                    |    |   |  |  |
|        |                                    | <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>2BHK</td><td>62.75</td><td>26</td><td>0</td></tr></table>                         |                             |                            |                  |                    |                                   |                  |                        |                          | Sr.No. | Apartment Type   | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment | 1 | 2BHK | 62.75                              | 26 | 0 |  |  |
| Sr.No. | Apartment Type                     | Carpet Area (in Sqmts)                                                                                                                                                                                                                                  | Number of Apartment         | Number of Booked Apartment |                  |                    |                                   |                  |                        |                          |        |                  |                        |                     |                            |   |      |                                    |    |   |  |  |
| 1      | 2BHK                               | 62.75                                                                                                                                                                                                                                                   | 26                          | 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><tr><td>2</td><td>X number of Basement(s) and Plinth</td><td>0</td></tr><tr><td></td><td></td><td></td></tr></table> |                             |                            |                  |                    |                                   |                  |                        |                          | Sr.No. | Tasks / Activity | Percentage of Work     | 1                   | Excavation                 | 0 | 2    | X number of Basement(s) and Plinth | 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                                                                                        |
|-------------------------------------|--------------------------|----------------------|------------|------------------------------------------------------------------------------------------------|
| Patil & Bugade Associates           | NA                       | Architect            | 9028702749 | PAP-5 D-3 Block, MIDC, Chinchwad, Pimpri-Chinchwad.                                            |
| Satish Marathe Consulting Engineers | NA                       | Engineer             | 2025441396 | 2nd Floor, Ghagare residency, 105A/30, Kripali Society, Bharati Niwas Colony, Erandwane, Pune. |
| M/S Anurag Meherwal And Co.         | NA                       | Chartered Accountant | 9028742486 | A/P.6612, Maliwada, ST Stand Road, Opp Z.P. Ahmednagar.                                        |

## Litigations Details

### No Records Found

| Document Name                                                  | Uploaded Document                             | Comment |
|----------------------------------------------------------------|-----------------------------------------------|---------|
| 1 PAN Card                                                     | <a href="#">View</a> <a href="#">Download</a> |         |
| 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><br><a href="#">Download</a> |  |
| 1 Architect's Certificate of Percentage of Completion of Work (Form 1)                                         | NA                                               |  |
| 1 Engineer's Certificate on Cost Incurred on Project (Form 2)                                                  | NA                                               |  |
| 1 CA Certificate on Project Cost & Fund withdrawal (Form 3)                                                    | <a href="#">View</a><br><a href="#">Download</a> |  |
| 1 CERSAI details                                                                                               | <a href="#">View</a><br><a href="#">Download</a> |  |
| 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                                                      | <a href="#">View</a><br><a href="#">Download</a> |  |
| 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                                               |  |
| 1 Details of Restarting of Construction work post lockdown                                                     | 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                                                                                                          | 115479000                 | 115479000              |
|        | 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 | 60000000                  | 0                      |
|        | c | Acquisition cost of TDR (if any)                                                                                                                                                                  | 150000000                 | 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  | 0                         | 0                      |
|        | e | Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public                                                                                             | 40000000                  | 0                      |

|   |   |     |                                                                                                                                                                                                                                                                                                                                                                                                                          |            |           |
|---|---|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
|   |   |     | authorities                                                                                                                                                                                                                                                                                                                                                                                                              |            |           |
|   | f | i   | Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer<br>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                                                                                                                                                                                                                                                                                                                                                                  | 666922370  | 0         |
|   |   | ii  | Actual Cost of construction incurred as per the books of accounts as verified by the CA.<br>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. | 40000000   | 0         |
|   | b |     | Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority                                                                                                                                                                                                                                                                                                                                 | 0          | 0         |
|   | c |     | Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction                                                                                                                                                                                                                                        | 50000000   | 0         |
| 3 |   |     | Total Estimated Cost of the Real Estate Project                                                                                                                                                                                                                                                                                                                                                                          | 1122401370 | 115479000 |