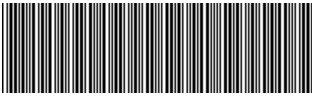


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100160146



Payment Date 15/05/2024

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 53770.90

Organization

Name	Anand Mindspace LLP	PAN Number	xxxxxx925C
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	CTS No 1723 Office No 803	Building Name	City Square
Street Name	Narveer Tanaji Wadi	Locality	Bhamburda Shivajinagar
Land mark	Zenith Complex	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Pune City	Village	Pune (M Corp.)
Pin Code	411005		

Organization Contact Details

Name of Contact Person	Manoj Asava	Designation of Contact Person	Partner
Office Number	02025535502		
Fax Number		Email ID	info@f5realtors.com
Secondary Mobile Number	9822912000		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
Devendra Bankatlal Rathi	Authorized Signatory	xxxxxxxx981K	View Details

Manoj Ramdayal Asava	Partner	xxxxxxx292J	View Details
Kamlesh Shriniwas Khatod	Partner	xxxxxxx173B	View Details
Rishikesh Suresh Baheti	Partner	xxxxxxx107C	View Details
Manohar Gopikisan Baheti	Partner	xxxxxxx192L	View Details
Chandrakant Vishnu Khandave	Partner	xxxxxxx294M	View Details
Digambar Madhukar Khese	Partner	xxxxxxx678B	View Details
Aditya Maharaj Singh	Partner	xxxxxxx111L	View Details
Rohit Anil Agarwal	Partner	xxxxxxx603K	View Details

Project

Project Name (Mention as per Sanctioned Plan)	MINDSPACE RESIDENCY PHASE - 1	Project Status	New Project
Proposed Date of Completion	31/12/2027		
Litigations related to the project ?	No	Project Type	Residential
Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?	Yes		
Plot Bearing No / CTS no / Survey Number/Final Plot no.	Survey No. 282/1/A, 282/1B/2	Boundaries East	By Gitai lawns and Oxy Bonita Project
Boundaries West	By Land Owned by Popat Giri	Boundaries North	By remaining property of same layout
Boundaries South	By Land Owned by Sathe	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	LOHGAON
Street	Porwal Road	Locality	Lohgaon
Pin Code	411047	Total Plot/Project area (sqmts)	5253.19
Total Number of Proposed Building/Wings (In the Layout/Plot)	2		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	2	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	349.94		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	20705.72	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	4743.30
Permissible Total FSI of Plot (Permissible Built-up Area)	25449.02		

Bank Name	ICICI Bank Limited	Bank A/c Number	091505008391
IFSC Code	ICIC0000915	Branch Name	Pune Viman Nagar Branch
Bank Address	Panchshil Tech Park, Near Ganpati Chowk, 43/33 Viman Nagar, Pune- 411014		

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Upload Agreement / MoU Copy	View Download
3	Upload Agreement / MoU Copy	View Download
4	Upload Agreement / MoU Copy	View Download
5	Upload Agreement / MoU Copy	View Download
6	Upload Agreement / MoU Copy	View Download
7	Upload Agreement / MoU Copy	View Download
8	Upload Agreement / MoU Copy	View Download
9	Upload Agreement / MoU Copy	View Download
10	Upload Agreement / MoU Copy	View Download
11	Declaration in Form B	View Download

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
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10	Upload Agreement / MoU Copy	View Download

		11	Declaration in Form B	View Download																																				
Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status																																			
MINDSPACE RESIDENCY PHASE - 1	Madhukar Mahadu Khese	Individual	Area Share	View Details	Active																																			
		<table><tr><th>Sr No.</th><th>Document Name</th><th>View</th></tr><tr><td>1</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>2</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>3</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>4</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>5</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>6</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>7</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>8</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>9</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>10</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>11</td><td>Declaration in Form B</td><td>View Download</td></tr></table>	Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	View Download	2	Upload Agreement / MoU Copy	View Download	3	Upload Agreement / MoU Copy	View Download	4	Upload Agreement / MoU Copy	View Download	5	Upload Agreement / MoU Copy	View Download	6	Upload Agreement / MoU Copy	View Download	7	Upload Agreement / MoU Copy	View Download	8	Upload Agreement / MoU Copy	View Download	9	Upload Agreement / MoU Copy	View Download	10	Upload Agreement / MoU Copy	View Download	11	Declaration in Form B	View Download		
Sr No.	Document Name	View																																						
1	Upload Agreement / MoU Copy	View Download																																						
2	Upload Agreement / MoU Copy	View Download																																						
3	Upload Agreement / MoU Copy	View Download																																						
4	Upload Agreement / MoU Copy	View Download																																						
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Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status																																			
MINDSPACE RESIDENCY PHASE - 1	Somnath Mahadu Khese	Individual	Area Share	View Details	Active																																			
		<table><tr><th>Sr No.</th><th>Document Name</th><th>View</th></tr><tr><td>1</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>2</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>3</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>4</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>5</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>6</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>7</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>8</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>9</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>10</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>11</td><td>Declaration in Form B</td><td>View Download</td></tr></table>	Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	View Download	2	Upload Agreement / MoU Copy	View Download	3	Upload Agreement / MoU Copy	View Download	4	Upload Agreement / MoU Copy	View Download	5	Upload Agreement / MoU Copy	View Download	6	Upload Agreement / MoU Copy	View Download	7	Upload Agreement / MoU Copy	View Download	8	Upload Agreement / MoU Copy	View Download	9	Upload Agreement / MoU Copy	View Download	10	Upload Agreement / MoU Copy	View Download	11	Declaration in Form B	View Download		
Sr No.	Document Name	View																																						
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MINDSPACE RESIDENCY PHASE - 1	Kailas Mahadu Khese	Individual	Area Share	View Details	Active																																			

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
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8	Upload Agreement / MoU Copy	View Download
9	Upload Agreement / MoU Copy	View Download
10	Upload Agreement / MoU Copy	View Download
11	Declaration in Form B	View Download

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	205	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	Internal Roads in Tremix concrete
Water Conservation, Rain water Harvesting :	YES	0	As per drawings from Consultant
Energy management :	YES	0	As per drawings from Consultant
Fire Protection And Fire Safety Requirements :	YES	0	As per drawings from Consultant & Fire Department
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	As per drawings from Consultant
Aggregate area of recreational Open Space :	YES	0	Open Space Area to be shared with All phases
Open Parking :	NO	0	NA
Water Supply :	YES	0	Water supply provision by PMC
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	As per drawings from Consultant
Storm Water Drains :	YES	0	As per drawings from Consultant
Landscaping & Tree Planting :	YES	0	As per drawings from Consultant
Street Lighting :	YES	0	As per drawings from Consultant
Community Buildings :	YES	0	Common Club House for All phases
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	As per drawings from Consultant
Solid Waste Management And Disposal :	YES	0	As per drawings from Consultant

Building Details

Sr.No.	Project	Name (Also	Proposed	Number of	Number	Number	Number of	Number	Total no. of	Number
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	Name	mention identification of building/wing/other as per approved plan)	Date of Completion	Basement's	of Plinth	of Podium's	Sanctioned Floors	of Stilts	open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	of Closed Parking																																	
1	MINDSPACE RESIDENCY PHASE - 1	TOWER 3	31/12/2027	1	1	0	8	1	0	1																																	
		<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>60.79</td><td>16</td><td>0</td></tr><tr><td>2</td><td>2BHK</td><td>64.51</td><td>16</td><td>0</td></tr><tr><td>3</td><td>2BHK</td><td>74.91</td><td>16</td><td>0</td></tr><tr><td>4</td><td>2BHK</td><td>78.5</td><td>16</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	2BHK	60.79	16	0	2	2BHK	64.51	16	0	3	2BHK	74.91	16	0	4	2BHK	78.5	16	0								
Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment																																							
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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																																	
2	MINDSPACE RESIDENCY PHASE - 1	TOWER 4	31/12/2027	1	1	0	14	1	0	1																																	
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1	4BHK	129.77	3	0																																							

2	2BHK	62.06	8	0
3	2BHK	62.35	1	0
4	2BHK	63.28	9	0
5	2BHK	63.91	18	0
6	2BHK	64.25	1	0
7	3BHK	80.59	12	0
8	3BHK	83.3	13	0
9	3BHK	83.85	7	0
10	3BHK	87.75	28	0
11	2BHK Landowner Unit	62.06	5	0
12	3BHK Landowner Unit	83.85	5	0
13	1BHK MHADA Unit	44.25	8	0
14	2BHK MHADA Unit	54.63	4	0
15	1BKH MHADA Unit	48.37	8	0
16	1BHK MHADA Unit	50.51	4	0
17	1BHK MHADA Unit	51.18	8	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
Parvez Jamadar & Associates	NA	Architect	9822092146	Bharat Arcade, Exhibition Rd, New Modikhana, Camp, Pune, Maharashtra 411001

Deepak Tulshidas Tambe	NA	Engineer	9822861834	Ajinkya Suburub, Chandan Nagar, Binkar Pathare Wasti, Kharadi, Pune - 411014
SUNIL NIMBALKAR & ASSOCIATES	NA	Chartered Accountant	9850647655	Office No.206 Basil Amora, Jambhulwadi Road, Dattanagar, Katraj Pune 411046
Pushpak Mundada & Associates	NA	Chartered Accountant	9822326956	A wing, 580, Saishwar Apartment, Office No.8, Shree, Narayan Peth, Pune, Maharashtra - 411030.

Litigations Details

No Records Found

Document Name	Uploaded DateTime	Uploaded Document
1 PAN Card	11/05/2024 15:41:35	View Download
1 Copy of the legal title report	07/06/2024 16:46:59	View Download
2 Copy of the legal title report	07/06/2024 16:47:09	View Download
3 Copy of the legal title report	07/06/2024 16:47:18	View Download
1 a Details of encumbrances concerned to Finance	11/05/2024 15:43:39	View Download
2 a Details of encumbrances concerned to Finance	11/05/2024 15:43:50	View Download
1 b Details of encumbrances concerned to Legal	11/05/2024 15:43:39	View Download
2 b Details of encumbrances concerned to Legal	11/05/2024 15:43:50	View Download
1 Copy of Layout Approval (in case of layout)	11/05/2024 16:49:19	View Download
1 Building Plan Approval / NA Order for plotted development	11/05/2024 16:49:36	View Download
2 Building Plan Approval / NA Order for plotted development	11/05/2024 16:49:51	View Download
3 Building Plan Approval / NA Order for plotted development	11/05/2024 16:50:00	View Download
4 Building Plan Approval / NA Order for plotted development	11/05/2024 16:50:08	View Download
5 Building Plan Approval / NA Order for plotted development	11/05/2024 16:50:15	View Download
6 Building Plan Approval / NA Order for plotted development	11/05/2024 16:50:23	View Download
7 Building Plan Approval / NA Order for plotted development	11/05/2024 16:50:30	View Download
8 Building Plan Approval / NA Order for plotted development	11/05/2024 16:50:39	View Download
9 Building Plan Approval / NA Order for plotted development	11/05/2024 16:50:49	View Download
10 Building Plan Approval / NA Order for plotted development	11/05/2024 16:51:00	View Download
11 Building Plan Approval / NA Order for plotted development	11/05/2024 16:51:08	View Download

12 Building Plan Approval / NA Order for plotted development	11/05/2024 16:51:18	View Download
13 Building Plan Approval / NA Order for plotted development	11/05/2024 16:51:28	View Download
14 Building Plan Approval / NA Order for plotted development	11/05/2024 16:51:38	View Download
15 Building Plan Approval / NA Order for plotted development	03/07/2024 10:39:56	View Download
1 Commencement Certificates / NA Order for plotted development	11/05/2024 16:51:50	View Download
1 Declaration about Commencement Certificate	11/05/2024 16:52:07	View Download
1 Declaration in FORM B	11/05/2024 17:00:43	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	11/05/2024 18:23:37	View Download
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	11/05/2024 16:52:33	View Download
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)		NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)		NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)		NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)		NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2023-24)		NA
1 Disclosure for secured/unsecured finance availed for the project		NA
1 Disclosure of sold/ booked inventory		NA
1 CERSAI details	11/05/2024 18:27:08	View Download
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	17/05/2024 12:21:36	View Download
1 Disclosure of Interest in Other Real Estate Organizations	11/05/2024 16:53:25	View Download
2 Disclosure of Interest in Other Real Estate Organizations	11/05/2024 16:53:35	View Download
3 Disclosure of Interest in Other Real Estate Organizations	11/05/2024 16:53:43	View Download
4 Disclosure of Interest in Other Real Estate Organizations	11/05/2024 16:53:53	View Download
5 Disclosure of Interest in Other Real Estate Organizations	11/05/2024 16:54:02	View Download
6 Disclosure of Interest in Other Real Estate Organizations	11/05/2024 16:54:11	View Download
7 Disclosure of Interest in Other Real Estate Organizations	11/05/2024 16:54:23	View Download
8 Disclosure of Interest in Other Real Estate Organizations	11/05/2024 16:54:32	View Download
9 Disclosure of Interest in Other Real Estate Organizations	11/05/2024 16:54:40	View Download

1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)		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 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)		NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)		NA
1 Proforma of Agreement for sale	24/06/2024 11:30:45	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)		NA
1 Proforma of Allotment letter	13/05/2024 12:08:53	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 Separate Bank Account details including no encumbrances on the Bank Account or no escrow on the same	11/05/2024 18:24:58	View Download
1 Letter from the bank regarding the opening of RERA Designated Bank Accounts (Format B)		NA
1 Foreclosure of the Project		NA
1 Deviation Report with respect to Allotment letter	11/05/2024 16:55:01	View Download
1 Deviation Report with respect to model copy of Agreement	11/05/2024 16:55:11	View Download
1 Home Buyer /Allottee Grievance Redressal Cell		NA
1 Other – Legal		NA
1 Other – Finance		NA
1 Other – Technical	11/05/2024 16:58:07	View Download

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	61777514	61777514
	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	37638282
	c	Acquisition cost of TDR (if any)	20000000	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	5590304	5590304

			charges, registration fees etc; and		
	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	500000000	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.	70000000	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	0	0
3			Total Estimated Cost of the Real Estate Project	717367818	105006100