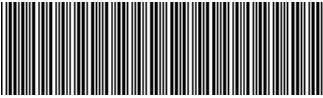


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100168280



Payment Date 18/03/2025

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 11239.00

Organization

Name	M/S SANSAN AAWISHKAR PROPERTIES	PAN Number	xxxxxx550E
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	A/25-145 C BLOCK	Building Name	KALA PALACE
Street Name	HOTEL MADHUBAN ROAD	Locality	ULLHASNAGAR
Land mark	HOTEL MADHUBAN	State/UT	MAHARASHTRA
Division	Konkan	District	Thane
Taluka	Ulhasnagar	Village	Ulhasnagar (M Corp.)
Pin Code	421001		

Organization Contact Details

Name of Contact Person	SANJAY BOOB	Designation of Contact Person	MANAGING PARTNER
Office Number	02024267175		
Fax Number		Email ID	boob.sanjay@gmail.com
Secondary Mobile Number	9657710568		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
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SANJAY BALKRISHNA BOOB	Authorized Signatory	xxxxxxx196K	View Details
RAHUL VILAS NAHATA	Partner		View Details
AMIN AMIRALI SOMJEE	Partner	xxxxxxx068A	View Details
NAND GOBINDRAM KIMTANI	Authorized Signatory	xxxxxxx621B	View Details

Project

Project Name (Mention as per Sanctioned Plan) Nancy Hill View B-2 **Project Status** New Project

Proposed Date of Completion 31/12/2030

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. Survey No. 53/9 ,53/10P,53/11/1P **Boundaries East** Adjoining Plot

Boundaries West Internal Layout Road **Boundaries North** Adjoining Plot

Boundaries South Nancy Hill View B 1 **State/UT** MAHARASHTRA

Division Pune **District** Pune

Taluka Haveli **Village** Baner

Street Baner - Sus DP Road **Locality** Baner

Pin Code 411045 **Total Plot/Project area (sqmts)** 840.88

Total Number of Proposed Building/Wings (In the Layout/Plot) 1

Number of Sanctioned Building out of Above Proposed Count Applied for this Registration 1 **Proposed But Not Sanctioned Buildings Count** 0

Total Recreational Open Space as Per Sanctioned Plan 0

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area) 1859.04 **Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)** 1239.36

Permissible Total FSI of Plot (Permissible Built-up Area) 3098.40

Details of RERA Designated Separate Bank Account

Bank Name	HDFC BANK	Bank A/c Number	99990363636396
IFSC Code	HDFC0000104	Branch Name	SHANKARSETH ROAD BRANCH
Bank Address	Oswal Bandhu Samaj Building , Opp Hotel 7 Loves , Shakarseth Road, Pune		

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	240	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	yet to start
Energy management :	YES	0	yet to start
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	yet to start
Storm Water Drains :	YES	0	yet to start
Landscaping & Tree Planting :	YES	0	yet to start
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	yet to start
Solid Waste Management And Disposal :	YES	0	yet to start

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	Nancy Hill View B-2	Nancy Hill View B-2	31/12/2030	2	1	0	12	1	0	240
		Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment				

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	11
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

1 b Details of encumbrances concerned to Legal	17/03/2025 14:47:50	View Download
2 b Details of encumbrances concerned to Legal	17/03/2025 18:02:49	View Download
1 Copy of Layout Approval (in case of layout)	17/03/2025 15:02:44	View Download
1 Building Plan Approval / NA Order for plotted development	17/03/2025 15:07:27	View Download
2 Building Plan Approval / NA Order for plotted development	17/03/2025 15:07:38	View Download
3 Building Plan Approval / NA Order for plotted development	17/03/2025 15:07:52	View Download
4 Building Plan Approval / NA Order for plotted development	17/03/2025 15:08:04	View Download
5 Building Plan Approval / NA Order for plotted development	17/03/2025 15:08:12	View Download
6 Building Plan Approval / NA Order for plotted development	17/03/2025 15:08:22	View Download
7 Building Plan Approval / NA Order for plotted development	17/03/2025 15:08:33	View Download
1 Commencement Certificates / NA Order for plotted development	17/03/2025 15:03:24	View Download
1 Declaration about Commencement Certificate	18/03/2025 14:09:21	View Download
1 Declaration in FORM B	17/03/2025 14:51:38	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	17/03/2025 17:55:09	View Download
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	17/03/2025 14:56:12	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	18/03/2025 14:12:41	View Download
1 Disclosure of sold/ booked inventory		NA
1 CERSAI details	17/03/2025 15:10:33	View Download
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	24/03/2025 12:50:40	View Download
1 Disclosure of Interest in Other Real Estate Organizations	18/03/2025 14:11:04	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 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)		NA
1 Proforma of Agreement for sale	24/03/2025 12:26:30	View Download
1 Proforma of Allotment letter	17/03/2025 14:48:41	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 Declaration about all RERA Designated Bank Accounts (Format A)	24/03/2025 12:48:02	View Download
1 Letter from the bank regarding the opening of RERA Designated Bank Accounts (Format B)	24/03/2025 12:32:58	View Download
1 Foreclosure of the Project		NA
1 Deviation Report with respect to Allotment letter	17/03/2025 14:52:34	View Download
1 Deviation Report with respect to model copy of Agreement	17/03/2025 14:47:06	View Download
1 Home Buyer /Allottee Grievance Redressal Cell		NA
1 Other – Legal	24/03/2025 12:06:11	View Download
1 Other – Finance		NA
1 Other – Technical	17/03/2025 15:13:38	View Download
2 Other – Technical	18/03/2025 14:15:05	View Download
3 Other – Technical	24/03/2025 12:46:37	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	0	0
	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	38842072	0

			Government or any Statutory Authority		
	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	0	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	76152286	12506845
		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.	4921273	256439
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	4216096	60007
	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	124131727	12823291