

# MahaRERA Application

## General Information

Information Type Other Than Individual

Application No. REA52900129071



Payment Date 17/01/2023

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 33977.00

## Organization

Name NIRMITEE BUILDERS & DEVELOPERS PAN Number xxxxxx615R

Organization Type Partnership Description For Other Type Organization NA

Do you have any Past Experience ? Yes

## Address Details

Block Number HOUSE NO 672 Building Name SAI  
Street Name BAZAR PETH Locality KUDAL  
Land mark OPP MARUTI MANDIR State/UT MAHARASHTRA  
Division Konkan District Sindhudurg  
Taluka Kudal Village Kudal (CT)  
Pin Code 416520

## Organization Contact Details

Name of Contact Person AMOL ARVIND SHIRSAT Designation of Contact Person PARTNER  
Office Number 02362222030  
Fax Number Email ID nirmiteebuilder@gmail.com  
Secondary Mobile Number 9422054547  
Website URL

## Past Experience Details

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	Total Cost	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
1	NIRMITEE SHUBHAM	Residential	NA	3500	Near Kudal Railway Station Kudal Dist Sindhudurg	0	Survey No 78, Hissa No 15C, Kavilkate, Kudal, Dist Sindhudurg	4	79	2015-08-29	2015-08-29
2	NIRMITEE OMKAR	Residential	NA	2500	Near Pinguli Titha Taluka Kudal Dist	0	Survey No 15 A1A1A1 Hissa No 4B Pinguli, Tal Kudal, Dist	3	47	2015-06-25	2015-06-25

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	Total Cost	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
					Sindhudurg		Sindhudurg				
3	NIRMITEE ESHAN	Residential	NA	2000	Near Kudal Railway Station Kudal Dist Sindhudurg	0	Survey No 78, Hissa No 15B, Kavilkate, Kudal, Dist Sindhudurg	3	62	2017-04-27	2017-04-27
4	NIRMITEE VEDANT	Residential	NA	1382.50	Abhinavnagar No 2 Kudal Dist Sindhudurg	0	CTS 4108A,4109,4110,4112 Kudal Dist Sindhudurg	2	29	2017-04-27	2017-04-27

## Member Information

Member Name	Designation	PAN No.	VIEW
AMOL ARVIND SHIRSAT	Partner	xxxxxxx651N	<a href="#">View Details</a>
NEETA VIJAY PRABHU	Partner	xxxxxxx579N	<a href="#">View Details</a>

## Project

<b>Project Name (Mention as per Sanctioned Plan)</b>	Nirmitee Avighna	<b>Project Status</b>	New Project
<b>Proposed Date of Completion</b>	31/12/2028		
<b>Litigations related to the project ?</b>	No	<b>Project Type</b>	Residential
<b>Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?</b>	Yes		
<b>Plot Bearing No / CTS no / Survey Number/Final Plot no.</b>	S.No.33A2 H No.-,S.No.33A3 H No.5, S.No.33B H NO. - (CTS 1104,1105,1106,1107,1108,1109,1117) AT KUDAL, TAL. KUDAL,DIST. SINDHUDURG - 416520	<b>Boundaries East</b>	Survey No 33A1 H NO 1
<b>Boundaries West</b>	Survey No 33A-3 H No 4	<b>Boundaries North</b>	Survey No 34 H No 17 and Kudal Nagarpanchayat Road
<b>Boundaries South</b>	Survey No 31	<b>State/UT</b>	MAHARASHTRA
<b>Division</b>	Konkan	<b>District</b>	Sindhudurg
<b>Taluka</b>	Kudal	<b>Village</b>	Kudal (CT)
<b>Street</b>	Kudal Bazarpeth	<b>Locality</b>	Near Topiwala Vachanalay
<b>Pin Code</b>	416520	<b>Total Plot/Project area (sqmts)</b>	3309.20
<b>Total Number of Proposed Building/Wings (In the Layout/Plot)</b>	1	<b>Is project plan sanctioned by MCGM?</b>	
<b>Number of Sanctioned Building out of Above Proposed Count Applied for this Registration</b>	1	<b>Proposed But Not Sanctioned Buildings Count</b>	0
<b>Total Recreational Open Space as Per Sanctioned Plan</b>	0		

## FSI Details

<b>Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)</b>	9274.43	<b>Built-up-Area as per Proposed FSI (In sqmts) ( Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)</b>	0
<b>Permissible Total FSI of Plot</b>	9274.43		

### Bank Details

Bank Name	State Bank of India	Bank A/c Number	41357819280
IFSC Code	SBIN0001245	Branch Name	Kudal
Bank Address	Bobhate Building, Pan Bazar, Taluka Kudal, Dist Sindhudurg 416520		

### Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status									
Nirmitee Avighna	Dattatray Vasant Bandekar	Individual	Area Share	<a href="#">View Details</a>	Active									
		<table border="1"><thead><tr><th>Sr No.</th><th>Document Name</th><th>View</th></tr></thead><tbody><tr><td>1</td><td>Upload Agreement / MoU Copy</td><td><a href="#">View</a> <a href="#">Download</a></td></tr><tr><td>2</td><td>Declaration in Form B</td><td><a href="#">View</a> <a href="#">Download</a></td></tr></tbody></table>	Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>	2	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>			
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Nirmitee Avighna	Harshad Arvind Bandekar	Individual	Area Share	<a href="#">View Details</a>	Active									
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Nirmitee Avighna	Viraj Subhash Bandekar	Individual	Area Share	<a href="#">View Details</a>	Active									
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Nirmitee Avighna	Mahesh Vasant Bandekar	Individual	Area Share	<a href="#">View Details</a>	Active									
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### Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	115	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	Rain

Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	Fire Safety
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Meter Room
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Water Supply :	YES	0	Well
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	STP
Storm Water Drains :	YES	0	RCC Pipes / gutters
Landscaping & Tree Planting :	NO	0	NA
Street Lighting :	YES	0	Light
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	STP
Solid Waste Management And Disposal :	YES	0	STP

## 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	Nirmitee Avighna	Nirmitee Avighna	31/12/2028	0	1	0	11	1	20	115

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1BHK	38.00	1	0
2	1BHK	42.60	1	0
3	1BHK	36.63	1	0
4	1RK	21.67	5	0
5	2BHK	52.49	9	0
6	1RK	21.01	4	0
7	1BHK	34.15	5	0
8	1BHK	31.45	12	0
9	1BHK	43.63	1	0
10	2BHK	50.48	4	0
11	1BHK	20.39	1	0
12	Office space	195.92	1	0
13	Office space	181.05	1	0
14	1BHK	30.56	1	0
15	1BHK	28.39	11	0
16	1BHK	38.95	9	0
17	1BHK	37.66	9	0
18	1BHK	19.02	8	0
19	1BHK	37.39	8	0
20	2BHK	47.81	9	0
21	2BHK	57.24	4	0
22	1BHK	37.35	6	0

23	2BHK	51.59	1	0
24	1BHK	44.51	4	0
25	1BHK	36.44	4	0
26	1BHK	30.55	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	90
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	30
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	10
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.	30
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
Sameer Bhalchandra Joshi	NA	Architect	9422412410	A1 Star Ashiyana Rajendra Nagar Shivaji University Karvir Kolhapur 416004
Amol Arvind Shirsat	NA	Engineer	9923675640	Ground Floor Chintamani Plaza Office no 3&4 Near Kudal Police station Tal Kudal Dist Sindhudurg 416520
Khanolkar & Khanolkar LLP	NA	Chartered Accountant	9423884333	Plot P9 MIDC Kudal Tal Kudal Dist Sindhudurg 416550

## Litigations Details

No Records Found

Document Name	Uploaded Document
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 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
2 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
1 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
2 b Details of encumbrances concerned to Legal	<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>
2 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
3 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>

4 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
5 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
6 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
7 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> <a href="#">Download</a>
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	<a href="#">View</a> <a href="#">Download</a>
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	<a href="#">View</a> <a href="#">Download</a>
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 Disclosure of sold/ booked inventory	NA
1 CERSAI details	<a href="#">View</a> <a href="#">Download</a>
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	<a href="#">View</a> <a href="#">Download</a>
1 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
2 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
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 Proforma of Agreement for sale	<a href="#">View</a> <a href="#">Download</a>
1 Proforma of Allotment letter	<a href="#">View</a> <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 – Legal	NA
1 Other – Finance	NA
1 Other – Technical	NA
1 Foreclosure of the Project	NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	NA
1 Separate Bank Account details including no encumbrances on the Bank Account or no escrow on the same	<a href="#">View</a> <a href="#">Download</a>
1 Deviation Report with respect to Allotment letter	<a href="#">View</a> <a href="#">Download</a>
1 Deviation Report with respect to model copy of Agreement	<a href="#">View</a> <a href="#">Download</a>

## Cost Details

Sr. No	Particular	Estimated Amount (in INR)	Actual Amount (in INR)
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1			Land Cost :		
	a		Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost	900000	864400
	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	2000000	1512833
	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	2200000	2000760
	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			<b>Development Cost/ Cost of Construction</b>		
	a	i	Estimated Cost of Construction as certified by Engineer	160000000	13856241
		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.	2000000	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			<b>Total Estimated Cost of the Real Estate Project</b>	167100000	18234234

