

MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52900039933



Payment Date 28/06/2018

Total Amount Paid by User 50885.00

Organization

Name NIRMITEE BUILDERS & DEVELOPERS PAN Number AADFN9615R

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
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 Sindhudurg | 0 | Survey No 15 A1A1A1 Hissa No 4B Pinguli, Tal Kudal, Dist Sindhudurg | 3 | 47 | 2015-06-25 | 2015-06-25 |
| 3 | NIRMITEE | Residential | NA | 2000 | Near Kudal | 0 | Survey No 78, Hissa | 3 | 62 | 2017-04-27 | 2017-04-27 |

| 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 |
|--------|-----------------|-----------------|--------|-----------------------|---------------------------------------|------------|--|--------------------------|----------------------|--------------------------------------|---------------------------|
| | ESHAN | | | | Railway Station Kudal Dist Sindhurg | | No 15B, Kavilkate, Kudal, Dist Sindhurg | | | | |
| 4 | NIRMITEE VEDANT | Residential | NA | 1382.50 | Abhinavnagar No 2 Kudal Dist Sindhurg | 0 | CTS 4108A,4109,4110,4112 Kudal Dist Sindhurg | 2 | 29 | 2017-04-27 | 2017-04-27 |

Member Information

| Member Name | Designation | PAN No. | VIEW |
|---------------------|-------------|------------|------------------------------|
| AMOL ARVIND SHIRSAT | Partner | AKPPS0651N | View Details |
| NEETA VIJAY PRABHU | Partner | AHCPP9579N | View Details |

Project

| | | | |
|---|-------------------------------------|--|--|
| Project Name | NIRMITEE SIDDHI | Project Status | New Project |
| Proposed Date of Completion | 22/12/2023 | | |
| 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 78 HISSA NO 15D | Boundaries East | SURVEY NO 78 REMAINING AREA |
| Boundaries West | SURVEY NO 78 HISSA NO 10 HISSA NO 7 | Boundaries North | SURVEY NO 78 HISSA NO 7 HISSA NO 12 BOUNDARIES |
| Boundaries South | KUDAL RAILWAY STATION | State/UT | MAHARASHTRA |
| Division | Konkan | District | Sindhurg |
| Taluka | Kudal | Village | Kavilkate |
| Street | KUDAL RAILWAY STATION | Locality | NEAR KUDAL RAILWAY STATION |
| Pin Code | 416520 | Area(In sqmts) | 4100 |
| Total Building Count | 2 | | |
| Sanctioned Buildings Count | 1 | Proposed But Not Sanctioned Buildings Count | 1 |
| Aggregate area(In sqmts) of recreational open space | 0 | | |

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) | 545.32 | Built-up-Area as per Approved FSI (In sqmts) | 5222.73 |
| TotalFSI | 5768.05 | | |

Bank Details

| | | | |
|---------------------|---|------------------------|-----------------|
| Bank Name | SARASWAT CO OP BANK | Bank A/c Number | 220100100000682 |
| IFSC Code | SRCB0000220 | Branch Name | KUDAL |
| Bank Address | PRATHAM APARTMENT NEAR KUDAL HIGH SCHOOL, KUDAL | | |

Project Details

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

Development Work

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

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 | NIRMITEE SIDDHI | A WING | 22/12/2023 | 0 | 1 | 0 | 4 | 0 | 97 | 0 |

| Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment |
|--------|----------------|------------------------|---------------------|----------------------------|
| 1 | 1BHK | 28.70 | 6 | 0 |
| 2 | 2BHK | 44.29 | 3 | 0 |
| 3 | SHOP | 8.09 | 1 | 0 |
| 4 | SHOP | 8.32 | 1 | 0 |
| 5 | SHOP | 10.33 | 1 | 0 |
| 6 | SHOP | 9.40 | 1 | 0 |
| 7 | SHOP | 12.52 | 2 | 0 |
| 8 | 1BHK | 26.91 | 1 | 0 |
| 9 | 1BHK | 33.88 | 1 | 0 |
| 10 | 1BHK | 31.64 | 4 | 0 |
| 11 | 1BHK | 36.59 | 1 | 0 |
| 12 | 1BHK | 32.47 | 6 | 0 |
| 13 | 1RK | 22.38 | 3 | 0 |
| 14 | 1BHK | 32.52 | 6 | 0 |
| 15 | 2BHK | 44.08 | 3 | 0 |

| | | | | |
|----|------|-------|---|---|
| 16 | SHOP | 15.02 | 1 | 0 |
| 17 | SHOP | 29.75 | 1 | 0 |
| 18 | 2BHK | 43.00 | 2 | 0 |
| 19 | 1BHK | 28.87 | 1 | 0 |
| 20 | 1BHK | 29.09 | 1 | 0 |
| 21 | 1RK | 23.62 | 1 | 0 |
| 22 | 1RK | 18.45 | 4 | 0 |
| 23 | 1BHK | 33.47 | 4 | 0 |
| 24 | 2BHK | 43.65 | 3 | 0 |
| 25 | 1BHK | 29.08 | 3 | 0 |
| 26 | 1BHK | 29.71 | 3 | 0 |
| 27 | 1RK | 24.24 | 3 | 0 |
| 28 | 1BHK | 27.75 | 3 | 0 |
| 29 | 1BHK | 35.00 | 3 | 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 |

| 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 |
|--------|-----------------|--------|-----------------------------|----------------------|------------------|--------------------|-----------------------------------|------------------|------------------------|--------------------------|
| 2 | NIRMITEE SIDDHI | B WING | 22/12/2023 | 0 | 1 | 0 | 0 | 0 | 65 | 0 |

| Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment |
|--------|----------------|------------------------|---------------------|----------------------------|
| 1 | FLAT | 29.08 | 2 | 0 |
| 2 | 1BHK | 29.48 | 4 | 0 |
| 3 | 1BHK | 30.16 | 10 | 0 |
| 4 | 1BHK | 30.23 | 2 | 0 |
| 5 | 1BHK | 29.49 | 8 | 0 |
| 6 | 1BHK | 30.10 | 16 | 0 |
| 7 | 1BHK | 30.64 | 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. | Aadhaar Number | Professional Type | Contact | Address |
|--------------------------|--------------------------|----------------|-------------------|------------|---|
| SAMEER BHALCHANDRA JOSHI | NA | 318297317264 | Architect | 9422412410 | A1 STAR ASHIYANA RAJENDRA NAGAR NEAR KOLHAPUR PUBLIC SCHOOL SHIVAJI UNIVERSITY KARVIR KOLHAPUR 416004 |

Litigations Details

No Records Found

| Document Name | Uploaded Document | Comment |
|--|----------------------|---------|
| Details of encumbrances | View | |
| Commencement Certificates | View | |
| Building Plan Approval (IOD) | View | |
| Certificates of CA (Form 3) | View | |
| Declaration in FORM B | View | |
| Copy of the legal title report | View | |
| Proforma of the allotment letter and agreement for sale | View | |
| Copy of Layout Approval (in case of layout) | View | |
| PAN Card | NA | |
| Status of Conveyance | NA | |
| Certificates of Architect (Form 1)(Mandatory for only ongoing project) | NA | |
| Certificates of Engineer (Form 2)(Mandatory for only ongoing project) | NA | |
| Certificates of Architect (Form 4) | NA | |
| Other | NA | |
| Certificates of CA (Form 5) | NA | |
| Status of Formation of Legal Entity (Society/Co Op etc.) | NA | |

Cost Details

| Sr. No | | Particular | Estimated Amount (in INR) | Actual Amount (in INR) | |
|--------|---|---|---|------------------------|---|
| 1 | | Land Cost : | | | |
| | a | Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost | 21500000 | 21500000 | |
| | 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 | 1500000 | 1339515 | |
| | 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 | 1330000 | 1320400 | |
| | 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 | 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 |
| 2 | | Development Cost/ Cost of Construction | | | |
| | a | i | Estimated Cost of Construction as certified by Engineer | 70670000 | 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 | On-site 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 directly incurred to complete the construction of the entire phase of the project registered. | 0 | 0 |
| | b | Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority | 0 | 0 | |
| | c | Principal sum and 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 | 95000000 | 24159915 | |

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**Affidavit cum Declaration**

Affidavit cum Declaration of Mr./Ms. promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1.
 - o That I / promoter have / has a legal title Report to the land on which the development of the project is proposed
OR
 - o have/has a legal title Report to the land on which the development of the proposed project is to be carried out
AND
 - o a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2.
 - o That the project land is free from all encumbrances.
OR
 - o That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project;
4.
 - o **(a) For new projects :**
That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
 - o **(b) For ongoing project on the date of commencement of the Act :**
(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
OR
(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules,2017.
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant, in practice, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

