### **MahaRERA Application**

#### **General Information**

**Information Type** 

Other Than Individual

#### Organization

Name Macrotech Developers Limited

No

Organization Type Company Description For Other Type NA

Organization

Do you have any Past Experience

?

#### **Address Details**

Block Number 412, 4th Floor, 17G Building Name Vardhaman Chambers

Street Name Cawasji Patel Road Locality Fort

Land mark Hornimon Circle State/UT MAHARASHTRA

Division Konkan District Mumbai City

Taluka Mumbai City Village Mumbai City

**Pin Code** 400001

### **Organization Contact Details**

**Office Number** 02241334809

Website URL

#### **Past Experience Details**

#### **Member Information**

Member Name	Designation	Photo		
Rajendra Lodha	Director	● View Photo		
Kunal Modi	Authorized Signatory	● View Photo		

### **Project**

project?

Sanctioned Plan)

Project Name (Mention as per Lodha Mahalakshmi - Tower 4 Project Status New Project

Proposed Date of Completion 30/09/2028

Litigations related to the Yes Project Type Residential

Are there any Promoter(Land Owner/ Investor) (as defined by

MahaRERA Order) in the project ?

Yes



File/reference no. of planning authority			
Plot Bearing No / CTS no / Survey Number/Final Plot no.	1913	Boundaries East	Bapurao Jagtap Road
Boundaries West	Maula <mark>na Azad R</mark> oad	Boundaries North	Propased DP Road
Boundaries South	Other	State/UT	MAHARASHTRA
Division	Konkan	District	Mumbai City
Taluka	Mumbai City	Village	Mumbai City
Street Pin Code	Byculla 400011	Locality  Total Plot/Project area (sqmts)	Byculla 6361.33
Total Number of Proposed Building/Wings (In the Layout/Plot)	1	Is project plan sanctioned by MCGM?	No
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	1273		
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)	18934	Permissible Total FSI of Plot (Permissible Built-up Area)	1501.94
Out of the Above Sanctioned	20435.94		

FSI (Sanctioned Built-up Area)

### **Bank Details**

**Bank Name** IDBI Bank IFSC Code IBKL0000454

### Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type		Type of Agreement/ Arrangement		VIEW	Status
Lodha Mahalakshmi - Tower 4	Money Magnum Nest Private Limited	Company		Revenue Share		View Details	Active
		Sr No.	Document Name		View		
		1	Upload Agreement / N	ЛоU Copy		Download	
		2	Upload Agreement / MoU Copy		<b>⊘</b> View <b>∠</b>	Download	
		3	3 Declaration in Form B		<b>⊘</b> View <b>∠</b>	Download	
					!		

# **Project Details**

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	5	0	0
Covered Parking ( In Numbers)	333	0	0

### **Development Work**

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

# **Building Details**

Sr.No.	Project Name	Name (Als mention identifica building/v as per ap plan)	tion of wing/other	Propose Date of Comple		Number of Basement's	Number of Plinth	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	Lodha Mahalakshmi - Tower 4	Tower 4		30/09/20	)28	0	1	5	46	1	0	1
		Sr.No.	Apartmen	t Type	Carp	pet Area (in Sq	mts)	Number of Apartment		Number of Booked Apartment		
		1	3BHK	ВНК		20		34		0		
		2	2 4BHK		160.	25		78		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	0

	Lifts, Overhead and Underground Water Tanks.	
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		
Vilas Desai & Associate	NA MA LILA	Architect		
K C Shah Consultants	NA REKAS	Engineer		
Chirag Sarvaiya & Co	NA	Chartered Accountant		

# **Litigations Details**

Project Name	Court Name	Case Number	Case Type	Preventive/Injunction/Interim Order is Passed?	Petition Name	Other Petition Details	Year	Present Status	Documents
Lodha Mahalakshmi - Tower 4	High Court of Bombay	WP/7099/2016	Civil	No	Writ Petition	NA	2016	Admitted Unready	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	CP/160/2016	Civil	No	Other	Civil Petition	2016	Preadmission	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	WP/13037/2017	Civil	No	Writ Petition	NA	2016	preadmission	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	Suit No/100030/2019	Civil	No	Suit	NA	2019	Pending	NA
Lodha Mahalakshmi - Tower 4	City Civil Court Mumbai	Suit No/101804/2018	Civil	No	Suit	NA	2018	Notice of motion For Dismissal	NA
Lodha Mahalakshmi - Tower 4	JMFC Court Two Thane	Misc Crim Application No 385 of 2016	Criminal	No	Other	Criminal Application	2016	For Orders	NA
Lodha Mahalakshmi - Tower 4	District and Sessions Court Pune	M C A/259/2019	Criminal	No	Other	Criminal Application	2019	Arguments on Exhibits	NA
Lodha Mahalakshmi - Tower 4	Civil Court Senior Division Pune	R C S/676/2019	Civil	No STATE REGUL	Suit	NA	2019	Issues	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	WP/3494/2019	Civil	No	Writ Petition	NA	2019	Petition For Admission	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	WP/2238/2019	Civil	No A H A R E R A	Writ Petition	NA	2019	For Admission	NA

Lodha Mahalakshmi - Tower 4	High Court of Bombay	WP/2218/2019	Civil	No	Writ Petition	NA	2019	For Admission	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	CC/2/2017	Civil	No	Suit	NA	2017	For Rejection	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	S/117/2014	Civil	No	Suit	NA	2014	For Written Statement	NA
Lodha Mahalakshmi - Tower 4	City Civil Court Mumbai	SUIT/100807/2021	Civil	No	Suit	NA	2021	Notice of Motion	NA
Lodha Mahalakshmi - Tower 4	City Civil Court Mumbai	Notice Of Motion/102139/2021	Civil	No	Suit	NA	2021	Pending	NA
Lodha Mahalakshmi - Tower 4	City Civil Court Mumbai	Notice Of Motion/101874/2021	Civil	No	Suit	NA	2021	Pending	NA
Lodha Mahalakshmi - Tower 4	City Civil Court Mumbai	Notice Of Motion/101401/2021	Civil	No	Suit	NA	2021	Reply Rejoinder	NA
Lodha Mahalakshmi - Tower 4	Small Causes Court Dhobi Talao Mumbai	TER/106/2021	Civil	No	Suit	NA	2021	Unserved	NA
Lodha Mahalakshmi - Tower 4	Small Causes Court Dhobi Talao Mumbai	R Appeal/214/2019	Civil	No	Suit	NA	2019	Notice For Hearing	NA
Lodha Mahalakshmi - Tower 4	Small Causes Court Mumbai	R A D Suit no 1250 of 2018	Civil	No	Suit	NA	2018	Pending	NA
Lodha Mahalakshmi - Tower 4	Bombay City Civil Court	L C Suit No 8840 of 2019	Civil	No	Suit	NA	2019	Disposed	NA
Lodha Mahalakshmi - Tower 4	Small Causes Court at Mumbai	T E R Suit No 106 of 2021	Civil	No A H A R A	Suit	NA	2021	Pending	NA
Lodha Mahalakshmi - Tower 4	Small Causes Court at Mumbai	T E Suit L No 1127/2021	Civil	No	Suit	NA	2021	Pending	NA
Lodha Mahalakshmi - Tower 4	Small Causes Court at Mumbai	Appeal No 214 of 2019	Civil	No	Suit	NA	2019	Pending	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	Writ Petition L no 24535 of 2021	Civil	No	Writ Petition	NA	2021	Disposed	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	Writ Petition No 2859 of 2021	Civil	No	Writ Petition	NA	2021	Pending	NA
Lodha Mahalakshmi	High Court of	Commercial Arbitration Petition	Civil	No	Arbitration Petition	NA	2019	preadmission	NA

- Tower 4	Bombay	No 1238 of 2019							
Lodha Mahalakshmi - Tower 4	High Court of Bombay	Commercial Arbitration Petition No 1307 of 2019	Civil	No	Arbitration Petition	NA	2019	preadmission	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	Commercial Arbitration Petition No 1406 of 2019	Civil	No	Arbitration Petition	NA	2019	Disposed	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	Commercial Arbitration Petition No 1407 of 2019	Civil	No	Arbitration Petition	NA	2019	Disposed	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	Commercial Execution Application No 195 of 2020	Civil	No	Other	Execution Application	2020	Preadmission	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	Commercial Execution Application No 139 of 2020	Civil	No ESTATE REGUL	Other	Execution Application	2020	Preadmission	NA
Lodha Mahalakshmi - Tower 4	High Court of Bombay	No 194 of 2020 and 3315 of 2020 and 3322 of 2020	Civil	No	Other	Execution Application	2020	No Order	NA

# **Uploaded Documents**

Document Name	Uploaded Document
1 Copy of the legal title report	▼ View
1 a Details of encumbrances concerned to Finance	
1 b Details of encumbrances concerned to Legal	▼ View
1 Copy of Layout Approval (in case of layout)	
1 Building Plan Approval / NA Order for plotted development	
2 Building Plan Approval / NA Order for plotted development	
1 Declaration about Commencement Certificate	
1 Commencement Certificates / NA Order for plotted development	▼ View
1 Declaration in FORM B	▼ View
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	Not Uploaded
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	Not Uploaded
1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	✓ View
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	Not Uploaded
1 Proforma of the allotment letter and agreement for sale	● View
2 Proforma of the allotment letter and agreement for sale	

1 Architect's Certificate on Completion of Project (Form 4)	Not Uploaded
1 Status of Formation of Legal Entity (Society/Co Op etc.)	Not Uploaded
1 Status of Conveyance	Not Uploaded
1 Other – Legal	
2 Other – Legal	● View
3 Other – Legal	▼ View
4 Other – Legal	● View
5 Other – Legal	
6 Other – Legal	● View
7 Other – Legal	✓ View
8 Other – Legal	✓ View
9 Other – Legal	
10 Other – Legal	
1 Other – Finance	Not Uploaded
1 Other – Technical	Not Uploaded