MahaRERA Application

General Information

Information Type Other Than Individual

Organization

Name CAROA PROPERTIES LLP

Organization Type Others Description For Other Type LLP

Organization

Do you have any Past

Experience?

No

Address Details

Block Number 5TH FLOOR Building Name GODREJ ONE

Street Name OFF EASTERN EXPRESS Locality VIKHROLI EAST

HIGHWAY

Land mark NR. GODREJ SOAPS State/UT MAHARASHTRA

DivisionKonkanDistrictMumbai Suburban

Taluka Kurla **Village** Kurla

Pin Code 400079

Organization Contact Details

Office Number 02261145900

Website URL https://www.godrejproperties.com

Past Experience Details

Other Organization Type Member Information

Name	Member Type
Ravi Gulab Khubchandani	Individual
Uraaz Santosh Bahl	Individual
Avtejinder Harbans Mann	Individual
Swaroop Agencies Pvt. Ltd	Company

Project

Project Name (Mention as per

Sanctioned Plan)

Tower 5, The Highlands, Godrej

City, Panvel

Proposed Date of Completion 31/05/2029

Project Status

New Project

Litigations related to the No **Project Type** Residential project? Are there any Promoter(Land Yes Owner/ Investor) (as defined by MahaRERA Order) in the project? Plot Bearing No / CTS no / **Boundaries East** 4/5 pt 4-3 pt Survey Number/Final Plot no. **Boundaries West Boundaries North** 4-2 pt 4-3 pt 4-4 pt 5-2 pt **Boundaries South** State/UT 5-1 pt MAHARASHTRA Division **District** Konkan Raigarh Taluka Khalapur Village Talegaon Street Locality Mumbai Pune Highway Panvel Pin Code Total Plot/Project area 658.45 410221 (sqmts) **Total Number of Proposed** 1 Is project plan sanctioned by MCGM? **Building/Wings (In the** Layout/Plot) **Number of Sanctioned Proposed But Not Sanctioned** 1 0 **Building out of Above Buildings Count Proposed Count Applied for** this Registration **Total Recreational Open** 4452.75 Space as Per Sanctioned Plan **FSI Details** Sanctioned FSI of the project Built-up-Area as per 1045.59 22938.71 applied for registration Proposed FSI (In sqmts) ((Sanctioned Built-up Area) Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI) Permissible Total FSI of Plot 23984.30 (Permissible Built-up Area) **Bank Details Bank Name** Axis Bank **IFSC Code** UTIB0000004

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type		,		ment/	VIEW	Status
Tower 5, The Highlands, Godrej City, Panvel	Ravi Khubchandrani	Individual	ERA	Revenue Share		● View Details	Active	
		Sr No.	Document Name		View			
		1	Upload Agreement	/ MoU Copy	View	≛ Download		
		2	Declaration in Forr	n B	View	≛ Download		

Project Name	Promoter Name	Promoter Investor)	(Land Owner/ Type	Type of Agree Arrangement	ment/	VIEW	Status
Tower 5, The Highlands, Godrej City, Panvel	Uraaz Bahl	Individual		Revenue Share		View Details	Active
		Sr No.	Document Name		View		
		1	Upload Agreemen	t / MoU Copy	⊘ View	≛ Download	
		2	Declaration in For	m B	View	≛ Download	
Project Name	Promoter Name	Promoter Investor)	(Land Owner/ Type	Type of Agree	ment/	VIEW	Status
Tower 5, The Highlands, Godrej City, Panvel	Avtejinder Singh	Individual		Revenue Share		● View Details	Active
		Sr No.	Document Name		View		
		1	Upload Agreemen	t / MoU Copy	⊚ View	≛ Download	
		2	Declaration in For	m B	View	▲ Download	
Project Name	Promoter Name	Promoter Investor)	(Land Owner/ Type	Type of Agree Arrangement	ment/	VIEW	Status
Tower 5, The Highlands, Godrej City, Panvel	Riaz Batlivala	Individual		Revenue Share		● View Details	Active
		Sr No.	Document Name		View		
		1	Upload Agreemen	t / MoU Copy		≛ Download	
		2	Declaration in For	m B	View	≛ Download	
		HH					
Project Name	Promoter Name	Promoter Investor)	(Land Owner/ Type	Type of Agree Arrangement	ment/	VIEW	Status
Tower 5, The Highlands, Godrej City, Panvel	Zahan Dhanrajgir	Individual	ERA	Revenue Share		● View Details	Active
		Sr No.	Document Name		View		
		1	Upload Agreemen	t / MoU Copy		≛ Download	
		2	Declaration in For	m B	View	≛ Download	
Project Name	Promoter Name	Promoter Investor)	(Land Owner/ Type	Type of Agree Arrangement	ment/	VIEW	Status
Tower 5, The Highlands, Godrej City, Panvel	Amarjit Singh	Individual		Revenue Share		● View Details	Active
		Sr No.	Document Name		View		
		1	Upload Agreemen	t / MoU Copy		≛ Download	
		2	Declaration in For	m B	View	≛ Download	
Project Name	Promoter Name	Promoter Investor)	(Land Owner/ Type	Type of Agree Arrangement	ment/	VIEW	Status
Tower 5, The Highlands,	Swaroop Agencies	Company		Revenue Share		View Details	Active

Godrej City, Panvel	Pvt. Ltd.					
		Sr No.	Document Name		View	
		1	Upload Agreement	/ MoU Copy	View	≛ Download
		2	Declaration in Form	n B	⊘ View	≛ Download

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	ONIE REG	0	0
Covered Parking (In Numbers)	164	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	Will be shared by all 7 Towers in The Highlands
Water Conservation, Rain water Harvesting :	YES	0	Will be shared by all 7 Towers in The Highlands
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	Will be shared by all 7 Towers in The Highlands
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Will be shared by all 7 Towers in The Highlands
Aggregate area of recreational Open Space :	YES	0	Will be shared by all 7 Towers in The Highlands
Open Parking :	YES	0	Will be shared by all 7 Towers in The Highlands
Water Supply :	YES	0	Will be shared by all 7 Towers in The Highlands
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Will be shared by all 7 Towers in The Highlands
Storm Water Drains :	YES	0	Will be shared by all 7 Towers in The Highlands
Landscaping & Tree Planting :	YES	0	Will be shared by all 7 Towers in The Highlands
Street Lighting:	YES	0	Will be shared by all 7 Towers in The Highlands
Community Buildings :	YES	0	Will be shared by all 7 Towers in The Highlands
Treatment And Disposal Of Sewage And Sullage Water:	YES	0	Will be shared by all 7 Towers in The Highlands
Solid Waste Management And Disposal :	YES	0	Will be shared by all 7 Towers in The Highlands

Building Details

Sr.No. Apartment Type

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	Tower 5, The Highlands, Godrej City, Panvel	Tower 5, The Highlands, Godrej City, Panvel	31/05/2029	STATE	RE_{G}	0	41	1	0	164

Number of Apartment

Number of Booked Apartment

Carpet Area (in Sqmts)

1	2BHK	57.12	67	0
2	2BHK	60.78	4	0
3	2BHK	61.30	73	0
4	1BHK	38.21	4	0
5	1BHK	38.53	4	0
6	1BHK	39.25	142	0
7	2BHK	56.22	5	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
PROPERTYPISTOL REALTY PRIVATE LIMITED	A51700000043	Real Estate Agent
SMC REAL ESTATE ADVISORS PRIVATE LIMITED	A51900000042	Real Estate Agent
Homesfy Realty Private Limited	A51900000136	Real Estate Agent
R Design Architects	NA	Architect
Mr. Paraag Rode, Vinyasa Consultants	NA	Engineer
AKPJ & Associates	NA	Chartered Accountant
Kapadia Associates Design LLP	NA	Other Professional
Whitby Wood Pritamdasani Consulting Engineers PVT. LTD. Mr. Mukesh Pritamdasani	NA	Other Professional
Dinesh Nayak & Associates, Prop. Dinesh Nayak	NA	Other Professional
SYNERGY INFRACON	A51900000176	Real Estate Agent

360 REALTORS LLP	A51900000246	Real Estate Agent
New Project Deals	A51900003045	Real Estate Agent
Mystic India Realtors LLP	A51900006152	Real Estate Agent
PROPERTY JUNCTION	A51900008608	Real Estate Agent
GHARONDAA ADVISORS PRIVATE LIMITED	A51900009920	Real Estate Agent
Home Bazaar Services Pvt Ltd	A5200000045	Real Estate Agent
JHA ESTATE	A52000003867	Real Estate Agent
DSP Realty	A51700002295	Real Estate Agent
REPUBLICOF PROPERTY PRIVATE LIMITED	A52100012323	Real Estate Agent
CBRE South Asia Private Limited	A51600003050	Real Estate Agent
PROPTIGER MARKETING SERVICES PRIVATE LIMITED	A51700000030	Real Estate Agent
ARUN KUMAR VEER BAHADUR SINGH	A51700000202	Real Estate Agent
Naresh Ochiram Haseja	A51700000542	Real Estate Agent
MARKETING SPACE PRIVATE LIMITED	A51700000595	Real Estate Agent
SACHIN BHANDARI	A51700000738	Real Estate Agent
Sunil Subhash Shelke	A51700000840	Real Estate Agent

Litigations Details

No Records Found

Uploaded Documents

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	1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	Not Uploaded

1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	Ø View
2 CERSAI details	Ø View
1 Disclosure of Interest in Other Real Estate Organizations	Ø View
Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	Not Uploaded
Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	Not Uploaded
Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	Not Uploaded
Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	Not Uploaded
1 Proforma of Agreement for sale	
Proforma of Allotment letter	
Occupancy Certificate/ Completion Ce <mark>rtificate/ A</mark> rchitect's certificate of completion for plotted development	Not Uploaded
Status of Formation of Legal Entity (Society/Co Op etc.)	Not Uploaded
1 Status of Conveyance	Not Uploaded
1 Other – Legal	Not Uploaded
1 Other – Finance	Not Uploaded
Other – Technical	Not Uploaded
1 Foreclosure of the Project	Not Uploaded
Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded
Deviation Report with respect to Allotment letter	✓ View
Deviation Report with respect to model copy of Agreement	