

MahaRERA Application

General Information

Information Type Other Than Individual

Organization

Name BHARAT MAHAN DEVELOPERS & BUILDERS
Organization Type Partnership Description For Other Type Organization NA
Do you have any Past Experience ? No

Address Details

Block Number GROUND FLOOR Building Name ORCHID METROPOLIS
Street Name S G BARAVE MARG Locality KURLA EAST
Land mark OPPOSITE TO KURLA E STATION State/UT MAHARASHTRA
Division Konkan District Mumbai Suburban
Taluka Kurla Village Kurla
Pin Code 400024

Organization Contact Details

Office Number 02225277701
Website URL www.innovativebuildcon.com

Past Experience Details

Member Information

| Member Name | Designation | Photo |
|--|----------------------|----------------------------|
| BALASAHEB KASHINATH SHINDE | Partner | View Photo |
| NANDKUMAR MALKU PATIL | Partner | View Photo |
| MOHAMMED SALIM ABDUL MALIK | Partner | View Photo |
| AYUB ALI KHAN | Partner | View Photo |
| SHRIKANT DIGMBER SHITOLE | Partner | View Photo |
| BALASAHEB KASHINATH SHINDE | Authorized Signatory | View Photo |
| INNOVATIVE AGRO ESTATES PVT LTD THROUGH DHANANJAY SHIVRAM MANE | Partner | View Photo |
| A A JADHAV | Partner | View Photo |

Project

| | | | |
|--|---------------------------------------|---|-----------------|
| Project Name (Mention as per Sanctioned Plan) | Ruparel Crest | Project Status | New Project |
| Proposed Date of Completion | 31/12/2025 | | |
| Litigations related to the project ? | No | Project Type | Others |
| Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ? | No | | |
| File/reference no. of planning authority | | | |
| Plot Bearing No / CTS no / Survey Number/Final Plot no. | CTS 11 PT 1 TO 9 CTS 11 PT 214 TO 216 | Boundaries East | CTS 11 PT |
| Boundaries West | CTS 9A 1 | Boundaries North | S G Barve Marg |
| Boundaries South | CTS 11 PT | State/UT | MAHARASHTRA |
| Division | Konkan | District | Mumbai Suburban |
| Taluka | Kurla | Village | Kurla |
| Street | S.G. Barve Marg | Locality | Kurla East |
| Pin Code | 400024 | Total Plot/Project area (sqmts) | 3301.70 |
| Total Number of Proposed Building/Wings (In the Layout/Plot) | 3 | | |
| Number of Sanctioned Building out of Above Proposed Count Applied for this Registration | 3 | Proposed But Not Sanctioned Buildings Count | 0 |
| Total Recreational Open Space as Per Sanctioned Plan | 253.25 | | |

FSI Details

| | | | |
|---|----------|--|---------|
| Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area) | 4718.90 | Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI) | 9015.65 |
| Permissible Total FSI of Plot (Permissible Built-up Area) | 13734.55 | | |

Bank Details

| | |
|-----------|-------------|
| Bank Name | ICICI Bank |
| IFSC Code | ICIC0000323 |

Project Details

| Name | Proposed | Booked | WorkDone(In %) |
|---------------------------------|----------|--------|----------------|
| Number of Garages (In Numbers) | 00 | 0 | 0 |
| Covered Parking (In Numbers) | 139 | 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 | Before OC |
| Energy management : | YES | 0 | Before OC |
| Fire Protection And Fire Safety Requirements : | YES | 0 | Before OC |
| Electrical Meter Room, Sub-Station, Receiving Station : | YES | 0 | Before OC |
| Aggregate area of recreational Open Space : | YES | 0 | Before OC |
| Open Parking : | NO | 0 | NA |
| Water Supply : | YES | 0 | Before OC |
| Sewerage (Chamber, Lines, Septic Tank , STP) : | YES | 0 | Before OC |
| Storm Water Drains : | YES | 0 | Before OC |
| Landscaping & Tree Planting : | YES | 0 | Before OC |
| Street Lighting : | NO | 0 | NA |
| Community Buildings : | NO | 0 | NA |
| Treatment And Disposal Of Sewage And Sullage Water : | YES | 0 | Before OC |
| Solid Waste Management And Disposal : | YES | 0 | Before OC |

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 | Ruparel Crest | Wing E | 31/12/2025 | 1 | 1 | 0 | 4 | 0 | 0 | 40 |

| Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment |
|--------|----------------|------------------------|---------------------|----------------------------|
| 1 | Commercial | 360.33 | 1 | 0 |
| 2 | Office space | 14.04 | 1 | 0 |
| 3 | Office space | 77.43 | 1 | 0 |
| 4 | Office space | 92.22 | 1 | 0 |
| 5 | Communityhall | 308.04 | 1 | 0 |
| 6 | IToffice | 118.78 | 1 | 0 |
| 7 | Office space | 16.65 | 4 | 0 |

| | | | | |
|---|--------------|-------|---|---|
| 8 | Office space | 20.10 | 2 | 0 |
| 9 | Office space | 35.85 | 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 (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 |
|--------|---------------|--|-----------------------------|----------------------|------------------|--------------------|-----------------------------|------------------|--|--------------------------|
| 2 | Ruparel Crest | Wing D | 31/12/2025 | 0 | 1 | 0 | 10 | 0 | 0 | 20 |

| Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment |
|--------|----------------|------------------------|---------------------|----------------------------|
| 1 | 2BHK | 62.60 | 17 | 0 |
| 2 | Shop | 11.81 | 1 | 0 |
| 3 | Shop | 12.38 | 1 | 0 |
| 4 | Shop | 23.06 | 1 | 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 (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 |
|--------|---------------|--|-----------------------------|----------------------|------------------|--------------------|-----------------------------|------------------|--|--------------------------|
| 3 | Ruparel Crest | Wing C | 31/12/2025 | 0 | 1 | 0 | 10 | 0 | 0 | 20 |

| Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment |
|--------|----------------|------------------------|---------------------|----------------------------|
| 1 | Shop | 12.38 | 2 | 0 |
| 2 | 1BHK | 42.46 | 17 | 0 |
| 3 | Shop | 20.81 | 1 | 0 |
| 4 | Shop | 29.98 | 1 | 0 |
| 5 | 1BHK | 43.93 | 17 | 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 | 0 |

| | | |
|----|---|---|
| | waterproofing of the Building/Wing | |
| 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 |
|--------------------------------------|--------------------------|----------------------|
| Home Builders | NA | Contractor |
| LOCK AND KEY PROPERTIES SOLUTION LLP | A51900011330 | Real Estate Agent |
| Rahul Kamathi | NA | Architect |
| JW Consultants | NA | Engineer |
| S Jacob and Co | NA | Chartered Accountant |

Litigations Details

No Records Found

Uploaded Documents

| Document Name | Uploaded Document |
|--|---|
| 1 Copy of the legal title report | View Download |
| 1 a Details of encumbrances concerned to Finance | View Download |
| 1 b Details of encumbrances concerned to Legal | View Download |
| 1 Copy of Layout Approval (in case of layout) | View Download |
| 1 Building Plan Approval / NA Order for plotted development | View Download |
| 2 Building Plan Approval / NA Order for plotted development | View Download |
| 3 Building Plan Approval / NA Order for plotted development | View Download |
| 4 Building Plan Approval / NA Order for plotted development | View Download |
| 5 Building Plan Approval / NA Order for plotted development | View Download |
| 1 Commencement Certificates / NA Order for plotted development | View Download |
| 1 Declaration about Commencement Certificate | View Download |
| 1 Declaration in FORM B | View Download |
| 1 Architect's Certificate of Percentage of Completion of Work (Form 1) | View Download |
| 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 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22) | Not Uploaded |
| 1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23) | Not Uploaded |

| | |
|--|---|
| 1 Disclosure of sold/ booked inventory | Not Uploaded |
| 1 CERSAI details | View Download |
| 2 CERSAI details | View Download |
| 1 Disclosure of Interest in Other Real Estate Organizations | View Download |
| 2 Disclosure of Interest in Other Real Estate Organizations | View Download |
| 3 Disclosure of Interest in Other Real Estate Organizations | View Download |
| 4 Disclosure of Interest in Other Real Estate Organizations | View Download |
| 5 Disclosure of Interest in Other Real Estate Organizations | View Download |
| 6 Disclosure of Interest in Other Real Estate Organizations | View Download |
| 7 Disclosure of Interest in Other Real Estate Organizations | View Download |
| 8 Disclosure of Interest in Other Real Estate Organizations | View Download |
| 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 Agreement for sale | View Download |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22) | Not Uploaded |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23) | Not Uploaded |
| 1 Proforma of Allotment letter | View Download |
| 1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development | Not Uploaded |
| 1 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 |
| 1 Other – Technical | Not Uploaded |
| 1 Foreclosure of the Project | Not Uploaded |
| 1 Deviation Report with respect to Allotment letter | View Download |
| 1 Deviation Report with respect to model copy of Agreement | View Download |