

MahaRERA Application

General Information

Information Type Other Than Individual

Organization

Name PORTSMOUTH BUILDCON
PRIVATE LIMITED
Organization Type Company Description For Other Type Organization NA

Do you have any Past Experience ? Yes

Address Details

Block Number 601 Building Name HALLMARK BUSINESS PLAZA
Street Name JAGAT VIDYA MARG Locality KALANAGAR BANDRA EAST
Land mark OPP GURUNANAK HOSPITAL State/UT MAHARASHTRA
Division Konkan District Mumbai Suburban
Taluka Andheri Village
Pin Code 400051

Organization Contact Details

Office Number 02266881100

Website URL

Past Experience Details

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
1	INSPIRE BKC PHASE 1 GROUND TO FORTH FLOOR	Commercial	NA	12395.36	VILLAGE KOLE KALYAN OPP ICICI BANK NEAR MAHANAGAR GAS LTD BANDRA	7643 PART 5370 PART 4207 PART	1	61	2017-12-31	2017-10-16
2	INSPIRE BKC PHASE 2 SIXTH AND SEVENTH FLOOR	Commercial	NA	12395.36	VILLGAE KOLE KALYAN OPP ICICI BANK NEAR MAHANAGAR GAS LTD BANDRA KURLA	7643 PART 5370 PART 4207 PART	1	11	2017-12-31	2017-10-16

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
					COMPLEX BANDRA EAST 400051					
3	WESTERN HEIGHTS PHASE 1 RESIDENTIAL	Residential	NA	7547.51	JP ROAD OPP GURU DWARA FOUR BUNGALOWS ANDHERI WEST MUMBAI 400058	866/B/1	1	420	2018-06-30	2018-12-15
4	WESTERN HEIGHTS PHASE 2 COMMERCIAL 1ST AND 2ND FLOOR	Commercial	NA	7547.51	JP ROAD OPP GURU DWARA FOUR BUNGALOWS ANDHERI WEST MUMBAI 400058	866/B/1	1	44	2018-06-30	2018-12-15
5	Meadows A,B AND C	Residential	NA	24476	SHANTIGRAM AHMEDABAD	318, 319, 320, 345P AND 326	3	512	2018-06-30	2018-06-30
6	Meadows D,E AND F	Residential	NA	23109	SHANTIGRAM AHMEDABAD	318, 319, 320, 345P AND 326	3	612	2018-06-30	2018-06-30
7	Meadows G,H AND I	Residential	NA	21701.31	SHANTIGRAM AHMEDABAD	318, 319, 320, 345P AND 326	3	440	2017-12-31	2017-12-31
8	Meadows J AND K	Residential	NA	14301.18	SHANTIGRAM AHMEDABAD	318, 319, 320, 345P AND 326	2	365	2017-12-31	2017-12-31
9	WATERLILY PHASE 2	Residential	NA	8967	SHANTIGRAM AHMEDABAD	385 TO 388, 389, 392, 393, 397 AND 326	2	120	2017-12-31	2017-12-31
10	WATERLILY PHASE 3	Residential	NA	8967	SHANTIGRAM AHMEDABAD	385 TO 388, 389, 392, 393, 397 AND 326	2	120	2017-12-31	2017-12-31
11	WATERLILY	Residential	NA	21473	SHANTIGRAM	385 TO	4	172	2018-06-30	2018-06-30

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
	PHASE 4				ADANI	388, 389, 392, 393, 397 AND 326				
12	SHOPPERS PLAZA	Commercial	NA	6350	SHANTIGRAM ADANI	327P	1	85	2017-03-31	2017-03-31

Member Information

Member Name	Designation	Photo
JACKBASTIAN NAZARETH	Director	View Photo

Project

Project Name (Mention as per Sanctioned Plan)	CODENAME WESTBAY PHASE I	Project Status	New Project
Proposed Date of Completion	31/10/2028		
Litigations related to the project ?	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.	825/1 (P), 825/2 (P)	Boundaries East	36 Mtrs Link Road
Boundaries West	18 mtrs proposed wide road	Boundaries North	Rehab Bldg No 2
Boundaries South	18 mtrs wide road	State/UT	MAHARASHTRA
Division	Konkan	District	Mumbai Suburban
Taluka	Andheri	Village	Andheri
Street	Village Ambivali, Link Road	Locality	Andheri (West)
Pin Code	400053	Total Plot/Project area (sqmts)	10065
Total Number of Proposed Building/Wings (In the Layout/Plot)	6	Is project plan sanctioned by MCGM?	No
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	6	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	0		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	77950.03	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be	0
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		as per approved plan)							Sanctioned Plan (4-wheeler+2-Wheeler)	
2	CODENAME WESTBAY PHASE I	Wing D	31/10/2028	4	1	4	25	1	0	167

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	112.23	1	0
2	3BHK	138.5	39	0
3	2BHK	78.96	2	0
4	2BSHK	121.47	2	0
5	3BHK	107.16	40	0
6	4BHK	170.63	2	0
7	4BHK	134.96	2	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	CODENAME WESTBAY PHASE I	Wing E	31/10/2028	4	1	4	25	1	0	173

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
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1	Shop	102.64	1	0
2	2BHK	72.16	41	0
3	2BSHK	86.52	46	0
4	3BHK	107.79	46	0
5	Shop	98.05	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
4	CODENAME WESTBAY PHASE I	Wing F	31/10/2028	4	1	4	25	1	0	174

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BSHK	121.47	4	0
2	3BHK	107.16	36	0
3	3BHK	138.5	35	0
4	Shop	64.73	2	0
5	Shop	38.18	1	0
6	Shop	72.92	2	0
7	Shop	57.19	1	0
8	Shop	50.67	1	0

9	Shop	48.43	2	0
10	Shop	180.72	1	0
11	4BHK	134.96	2	0
12	4BHK	170.63	4	0
13	2BHK	78.96	4	0
14	2BHK	112.23	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
5	CODENAME WESTBAY PHASE I	Wing G	31/10/2028	4	1	4	25	1	0	174

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	78.96	4	0
2	2BSHK	121.47	4	0
3	3BHK	107.16	34	0
4	4BHK	134.96	4	0
5	4BHK	170.63	4	0
6	Shop	65.09	1	0
7	Shop	38.18	1	0

8	Shop	58.10	1	0
9	Shop	49.35	1	0
10	Shop	178.90	1	0
11	Shop	50.26	1	0
12	3BHK	138.50	34	0
13	Shop	64.73	2	0
14	Shop	72.92	2	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
6	CODENAME WESTBAY PHASE I	Wing H	31/10/2028	4	1	4	25	1	0	186

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Restaurant	119.07	1	0
2	Restaurant	161.33	1	0
3	3BHK	138.50	35	0
4	2BHK	112.23	1	0
5	Shop	64.73	2	0
6	Shop	72.92	2	0

7	Shop	41.47	1	0
8	Shop	82.32	1	0
9	Shop	150.19	1	0
10	Shop	158.45	1	0
11	Restaurant	158.02	1	0
12	Restaurant	103.32	1	0
13	Restaurant	184.82	1	0
14	4BHK	170.63	4	0
15	Shop	38.18	1	0
16	3BHK	107.16	36	0
17	4BHK	134.96	2	0
18	Shop	86.13	1	0
19	Shop	77.83	1	0
20	2BHK	78.96	4	0
21	2BSHK	121.47	4	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
Creative Consultancy Licensed Surveyor	NA	Architect
Mahimtura Consultants Pvt Ltd	NA	Engineer
KAUSHIK SHAHUKAR & CO	NA	Chartered Accountant
AKSHAY KIRTIKUMAR & ASSOCIATES LLP	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
CODENAME WESTBAY PHASE I	Apex Grievance Redressal Committee and Anti Corruption Bureau of Government of Maharashtra	39	Civil	No	Other	Complaint	2021	Pending for Arguments	NA
CODENAME WESTBAY PHASE I	Apex Grievance Redressal Committee	5	Others	No	Appeal	NA	2019	Till date no reliefs have been granted to Appellant	NA
CODENAME WESTBAY PHASE I	BOMBAY HIGH COURT	971	Others	No	Other	Commercial Suit	2019	Pre Admission	NA
CODENAME WESTBAY PHASE I	BOMBAY HIGH COURT	4912	Criminal	No	Writ Petition	NA	2022	Pre Admission	NA
CODENAME WESTBAY PHASE I	BOMBAY HIGH COURT	2315	Civil	No	Writ Petition	NA	2022	Pre Admission	NA

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
6 Building Plan Approval / NA Order for plotted development	View Download
7 Building Plan Approval / NA Order for plotted development	View Download
8 Building Plan Approval / NA Order for plotted development	View Download
9 Building Plan Approval / NA Order for plotted development	View Download
10 Building Plan Approval / NA Order for plotted development	View Download
11 Building Plan Approval / NA Order for plotted development	View Download

12 Building Plan Approval / NA Order for plotted development	View Download
13 Building Plan Approval / NA Order for plotted development	View Download
14 Building Plan Approval / NA Order for plotted development	View Download
1 Declaration about Commencement Certificate	View Download
1 Commencement Certificates / NA Order for plotted development	View Download
1 Declaration in FORM B	View Download
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 2021-22)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	Not Uploaded
1 Proforma of Allotment letter	View Download
1 Proforma of Agreement for sale	View Download
1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	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 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded
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 model copy of Agreement	View Download
1 Deviation Report with respect to Allotment letter	View Download