

# MahaRERA Application

## General Information

Information Type Other Than Individual

## Organization

Name JAI HIND OIL MILLS COMPANY  
Organization Type Partnership Description For Other Type Organization NA  
Do you have any Past Experience ? No

## Address Details

Block Number 153 Building Name LBS Marg  
Street Name Bhandup Locality West  
Land mark Opp. Mangatram Petrol Pump State/UT MAHARASHTRA  
Division Konkan District Mumbai Suburban  
Taluka Kurla Village Kanjurmarg  
Pin Code 400078

## Organization Contact Details

Office Number 02267360000

Website URL

## Past Experience Details

## Member Information

Member Name	Designation	Photo
JACKBASTIAN NAZARETH	Authorized Signatory	<a href="#">View Photo</a>

## Project

Project Name (Mention as per Sanctioned Plan) CODENAME TRIUMPH TOWER 1 Project Status New Project  
Proposed Date of Completion 31/12/2029  
Litigations related to the project ? Yes Project Type Others  
Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ? No

Sr No	Ward	Plot/CTS/Survey Number	File/Reference Number
1	S Ward	611, 611/1 to 10	P-12131/2022/(611 And Other)/S Ward/KANJUR-W

**Plot Bearing No / CTS no / Survey Number/Final Plot no.** 611, 611/1 to 10 **Boundaries East** 13 Meter Wide Road

**Boundaries West** LBS Marg **Boundaries North** LBS Marg

**Boundaries South** Club House **State/UT** MAHARASHTRA

**Division** Konkan **District** Mumbai Suburban

**Taluka** Kurla **Village** Kanjurmarg

**Street** LBS Marg Bhandup West **Locality** Bhandup West

**Pin Code** 400078 **Total Plot/Project area (sqmts)** 3430

**Total Number of Proposed Building/Wings (In the Layout/Plot)** 1

**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** 0

### FSI Details

**Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)** 18908.12 **Built-up-Area as per Proposed FSI (In sqmts) ( Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)** 2593.44

**Permissible Total FSI of Plot (Permissible Built-up Area)** 21501.56

### Bank Details

**Bank Name** Standard Chartered Bank

**IFSC Code** SCBL0036085

### Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	245	0	0

### Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	AS PER PLAN
Water Conservation, Rain water Harvesting :	YES	0	AS PER PLAN
Energy management :	YES	0	AS PER PLAN
Fire Protection And Fire Safety Requirements :	YES	0	AS PER PLAN

Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	AS PER PLAN
Aggregate area of recreational Open Space :	YES	0	AS PER PLAN
Open Parking :	NO	0	NA
Water Supply :	YES	0	AS PER PLAN
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	AS PER PLAN
Storm Water Drains :	YES	0	AS PER PLAN
Landscaping & Tree Planting :	YES	0	AS PER PLAN
Street Lighting :	YES	0	AS PER PLAN
Community Buildings :	YES	0	AS PER PLAN
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	AS PER PLAN
Solid Waste Management And Disposal :	YES	0	AS PER PLAN

## 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	CODENAME TRIUMPH TOWER 1	TOWER 1	31/12/2029	1	1	3	29	1	0	245

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	63.34	20	0
2	2BHK	63.83	9	0
3	2BHK	64.33	12	0
4	2BHK	66.26	10	0
5	2BHK	66.76	20	0
6	2BHK	67.27	27	0
7	2BHK	68.13	10	0
8	Shop 15	177.93	1	0
9	1BHK	44.24	14	0
10	2BHK	62.26	10	0
11	2BHK	63.25	3	0
12	Shop 13	81.45	1	0
13	Shop 14	53.39	1	0
14	3BHK	78.26	1	0
15	Shop 09	339.52	1	0
16	1BHK	44.72	45	0
17	Shop 04	60.1	1	0
18	Shop 05	89.31	1	0

19	Shop 06	103.08	1	0
20	Shop 01	361.11	1	0
21	2BHK	68.62	20	0
22	2BHK	69.08	9	0
23	2BHK	69.57	16	0
24	Shop 02	126.39	1	0
25	Shop 03	87.94	1	0
26	Shop 07	69.97	1	0
27	Shop 08	77.95	1	0
28	Shop 10	110.5	1	0
29	Shop 11	101.62	1	0
30	Shop 12	67	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

## Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type
SPACEAGE CONSULTANTS	NA	Architect
Gokani Consultants & Engineers LLP.	NA	Engineer
KAUSHIK SHAHUKAR & CO	NA	Chartered Accountant

## Litigations Details

Project Name	Court Name	Case Number	Case Type	Preventive/Injunction/Interim Order is Passed?	Petition Name	Other Petition	Year	Present Status	Documents
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					Details					
CODENAME TRIUMPH TOWER 1	BOMBAY HIGH COURT	6896	Civil	No	Suit	NA	2023	Pending	NA	
CODENAME TRIUMPH TOWER 1	SMALL CAUSES COURT MUMBAI	68	Civil	No	Suit	NA	2023	Pending	NA	
CODENAME TRIUMPH TOWER 1	BOMBAY HIGH COURT	4042	Civil	No	Suit	NA	2021	Pending	NA	
CODENAME TRIUMPH TOWER 1	BOMBAY HIGH COURT	34804	Civil	No	Suit	NA	2023	Pending	NA	

## Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	<a href="#">View</a> <a href="#">Download</a>
1 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
2 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
1 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
2 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
1 Copy of Layout Approval (in case of layout)	<a href="#">View</a> <a href="#">Download</a>
2 Copy of Layout Approval (in case of layout)	<a href="#">View</a> <a href="#">Download</a>
1 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
2 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
3 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
4 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
5 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
6 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
7 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
8 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
9 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
10 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
11 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
12 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
13 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
14 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
1 Commencement Certificates / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
1 Declaration about Commencement Certificate	<a href="#">View</a> <a href="#">Download</a>
1 Declaration in FORM B	<a href="#">View</a> <a href="#">Download</a>

1 Architect's Certificate of Percentage of Completion of Work (Form 1)	<b>Not Uploaded</b>
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	<b>Not Uploaded</b>
1 Disclosure of sold/ booked inventory	<b>Not Uploaded</b>
1 CERSAI details	<a href="#">View</a> <a href="#">Download</a>
1 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	<b>Not Uploaded</b>
1 Proforma of Agreement for sale	<a href="#">View</a> <a href="#">Download</a>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	<b>Not Uploaded</b>
1 Proforma of Allotment letter	<a href="#">View</a> <a href="#">Download</a>
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	<b>Not Uploaded</b>
1 Status of Formation of Legal Entity (Society/Co Op etc.)	<b>Not Uploaded</b>
1 Status of Conveyance	<b>Not Uploaded</b>
1 Other – Legal	<a href="#">View</a> <a href="#">Download</a>
2 Other – Legal	<a href="#">View</a> <a href="#">Download</a>
3 Other – Legal	<a href="#">View</a> <a href="#">Download</a>
4 Other – Legal	<a href="#">View</a> <a href="#">Download</a>
1 Other – Finance	<a href="#">View</a> <a href="#">Download</a>
1 Other – Technical	<a href="#">View</a> <a href="#">Download</a>
2 Other – Technical	<a href="#">View</a> <a href="#">Download</a>
3 Other – Technical	<a href="#">View</a> <a href="#">Download</a>
1 Foreclosure of the Project	<b>Not Uploaded</b>
1 Deviation Report with respect to Allotment letter	<a href="#">View</a> <a href="#">Download</a>
1 Deviation Report with respect to model copy of Agreement	<a href="#">View</a> <a href="#">Download</a>