# MahaRERA Application

#### **General Information**

Information Type Other Than Individual

#### Organization

Name Organization Type	Macrotech Developers Limited Company	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		
Address Details			
Block Number	412, 4th Floor 17G	Building Name	Vardhaman Chamber
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 D	etails		
Office Number	02241334809		

#### Past Experience Details

#### Member Information

Member Name	Designation	Photo
Rajendra Lodha	Director	View Photo
Bankim Doshi	Authorized Signatory	View Photo

www.lodhagroup.com

### Project

Website URL

Project Name (Mention as per Sanctioned Plan)	Vikhroli Tower C3	Project Status	New Project
Proposed Date of Completion	31/12/2028		
Litigations related to the project ?	Yes	Project Type	Residential
Are there any Promoter(Land Owner/ Investor) (as defined	Yes		

Bank Details			
Pank Dataila			
Permissible Total FSI of Plot (Permissible Built-up Area)	26325.77		
Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	9798.62	Built-up-Area as per Proposed FSI (In sqmts) ( Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	16527.15
FSI Details			
Total Recreational Open Space as Per Sanctioned Plan	325.37		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	1	Proposed But Not Sanctioned Buildings Count	0
Total Number of Proposed Building/Wings (In the Layout/Plot)	1		
Pin Code	400079	Total Plot/Project area (sqmts)	4067.17
Street	Vikhroli	Locality	Vikhroli
Taluka	Kurla	Village	Vikhroli
Division	Konkan	District	Mumbai Suburban
Boundaries South	CTS 7	State/UT	MAHARASHTRA
Boundaries West	LBS Road	Boundaries North	CTS No 68
Plot Bearing No / CTS no / Survey Number/Final Plot no.	67 Part	Boundaries East	CTS No 7
File/reference no. of planning authority			
by MahaRERA Order) in the project ?			

Bank Name	ICICI Bank
IFSC Code	ICIC0000323

### Promoter(Land Owner/ Investor) Details

Promoter Name			Type of Agreem Arrangement	ent/	VIEW	Status
Rajesh Housing Private Limited	Company	,	Revenue Share		View Details	Active
	Sr No.	Sr No. Document Name		View		
	1	Upload Agreement /	t / MoU Copy		Download	
	2	Upload Agreement /	<sup>/</sup> MoU Copy	👁 View 🛃	Download	
	3	Declaration in Form	В	👁 View 🛓	Download	
	Rajesh Housing Private	Investor)       Rajesh Housing Private       Limited       Sr No.       1       2	Investor) Type       Rajesh Housing Private Limited     Company       Sr No.     Document Name       1     Upload Agreement /       2     Upload Agreement /	Investor) Type     Arrangement       Rajesh Housing Private Limited     Company     Revenue Share       Image: Sr No.     Document Name     Image: Nourier Company       Image: Image: Image: Image: Sr Nourier Company     Image: Im	Investor) Type     Arrangement       Rajesh Housing Private Limited     Company     Revenue Share       Sr No.     Document Name     View       1     Upload Agreement / MoU Copy     View       2     Upload Agreement / MoU Copy     View	Investor) Type     Arrangement       Rajesh Housing Private Limited     Company     Revenue Share <ul> <li>View Details</li> <li>Sr No.</li> <li>Document Name</li> <li>View</li> <li>Upload Agreement / MoU Copy</li> <li>View</li> <li>Download</li> <li>Upload Agreement / MoU Copy</li> <li>View</li> <li>Download</li> <li>Outpload Agreement / MoU Copy</li> <li>View</li> <li>Outpload Agreement / MoU Copy</li> <li>Outpload Agreement / MoU Copy</li></ul>

#### **Project Details**

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	89	0	0

### **Development Work**

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	0
Water Conservation, Rain water Harvesting :	YES	0	0
Energy management :	YES	0	0
Fire Protection And Fire Safety Requirements :	YES	0	0
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	0
Aggregate area of recreational Open Space :	YES	0	0
Open Parking :	YES	0	0
Water Supply :	YES	0	0
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	0
Storm Water Drains :	YES	0	0
Landscaping & Tree Planting :	YES	0	0
Street Lighting :	YES	0	0
Community Buildings :	YES	0	share across multiple phase of project
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	0
Solid Waste Management And Disposal :	YES	0	0

# **Building Details**

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)		mention identification of building/wing/other as per approved plan)				Number of Basement's	Numbe of Plinth	er Number of Podium'	Number of Sanctionec Floors		Total no. of open Parking as per Sanctioned Plan (4- wheeler+2- Wheeler)	Number of Closed Parking
1	Vikhroli Tower C3	i Composite Building No 5 -Sale C3		31/12/	31/12/2028 0 1		1	0	13	0	0	89		
				Type Carpet Area (in Sqn			mts)	Number of a	Apartment	Number of Booked Apartment				
		1	D 2 BHK		46.45	5		172		15				
		2	D2bhk		48.31			35		1				
		3	Е2ВНК		46.45			190		0				
		4	E2BHK	48.31		48.31		35		0				
			1		1									

Sr.No.	Tasks / Activity	Percentage of Wor
1	Excavation	32
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
Vilas Desai & Associate	NA	Architect
K C Shah Consultants	NA	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
Vikhroli Tower C3	High Court of Bombay	5928	Civil	No	Writ Petition	NA	2023	The matter is pending for Filling additional affidavit of Petitioners No Next date	NA

# Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	View Lownload
1 a Details of encumbrances concerned to Finance	View Lownload
2 a Details of encumbrances concerned to Finance	View Lownload
1 b Details of encumbrances concerned to Legal	View Lownload
2 b Details of encumbrances concerned to Legal	View Lownload

1 Copy of Layout Approval (in case of layout)	👁 View 🛓 Download
1 Building Plan Approval / NA Order for plotted development	View Lownload
2 Building Plan Approval / NA Order for plotted development	♥ View ▲ Download
1 Commencement Certificates / NA Order for plotted development	View Lownload
1 Declaration about Commencement Certificate	View Lownload
1 Declaration in FORM B	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	View Lownload
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 Engineers Certificate on Quality Assurance (Form 2A FY 2023-24)	Not Uploaded
1 Disclosure of sold/ booked inventory	View Lownload
1 CERSAI details	View Lownload
2 CERSAI details	View Lownload
1 Disclosure of Interest in Other Real Estate Organizations	View Lownload
2 Disclosure of Interest in Other Real Estate Organizations	View Lownload
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 2022-23)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)	Not Uploaded
1 Proforma of Agreement for sale	● View  Download
1 Proforma of Allotment letter	View Lownload
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	View Lownload
1 Foreclosure of the Project	Not Uploaded
1 Deviation Report with respect to Allotment letter	View Lownload
1 Deviation Report with respect to model copy of Agreement	View Lownload