

# MahaRERA Application

## General Information

---

**Information Type**

Other Than Individual

## Organization

---

**Name**

Kakad Housing Corporation

**Organization Type**

Partnership

**Description For Other Type Organization**

NA

Do you have any Past Experience ?

Yes

## Address Details

---

**Block Number**

1H

**Building Name**

Kakad House

**Street Name**

11 New Marine Lines

**Locality**

Marine Lines

**Land mark**

Opp Bombay Hospital

**State/UT**

MAHARASHTRA

**Division**

Konkan

**District**

Mumbai City

**Taluka**

Mumbai City

**Village**

Mumbai City

**Pin Code**

400020

## Organization Contact Details

---

**Office Number**

02222013533

**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      | Kakad Paradise Phase 1 | Residential     | NA     | 10130                 | Mira Road East | 48/4<br>48/5<br>48/10<br>48/11<br>48/14<br>48/22<br>48/23<br>48/20<br>48/15<br>48/18<br>48/19<br>48/21<br>46/3<br>46/2<br>45/1 | 2                        | 148                  | 2014-09-07                           | 2017-04-28                |

## Member Information

| Member Name | Designation          | Photo                      |
|-------------|----------------------|----------------------------|
| Malav Kakad | Partner              | <a href="#">View Photo</a> |
| Kunal Kakad | Partner              | <a href="#">View Photo</a> |
| Kunal Kakad | Authorized Signatory | <a href="#">View Photo</a> |

## Project

### Project Name (Mention as per Sanctioned Plan)

Kakad Paradise Phase 2

### Project Status

On-Going Project

### Proposed Date of Completion

18/05/2020

### Revised Proposed Date of Completion

30/06/2024

### 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

### Plot Bearing No / CTS no / Survey Number/Final Plot no.

Part of 48/4 48/5 48/10 48/11 48/14 48/22 48/23 48/20 48/15 48/18 48/19 48/21 46/3 46/2 45/1

### Boundaries East

CTS No 42

### Boundaries West

18 Meter DP Road

### Boundaries North

18 Meter DP Road

### Boundaries South

CTS No 46

### State/UT

MAHARASHTRA

### Division

Konkan

**District**

Thane

**Taluka**

Thane

**Village**

Mira-Bhayandar (M Corp.)

**Street**

Off Western Express Highway

**Locality**

Penkarpada, Mahajanwadi

**Pin Code**

401107

**Total Plot/Project area (sqmts)**

7907.09

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

2

**Number of Sanctioned Building out of Above Proposed Count Applied for this Registration**

2

**Proposed But Not Sanctioned Buildings Count**

0

**Total Recreational Open Space as Per Sanctioned Plan**

1318.04

**FSI Details****Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)**

11905

**Built-up-Area as per Proposed FSI (In sqmts) ( Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)**

0

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

11905.00

**Details of RERA Designated Separate Bank Account****Bank Name**

AXIS Bank

**IFSC Code**

UTIB0000233

**Project Details**

| Name                            | Proposed | Booked | WorkDone(In %) |
|---------------------------------|----------|--------|----------------|
| Number of Garages ( In Numbers) | 0        | 0      | 0              |
| Covered Parking ( In Numbers)   | 43       | 30     | 0              |

**Development Work**

| Common areas And Facilities, Amenities                  | Available | Percent | Details           |
|---|-----------|---------|-------------------|
| Internal Roads & Footpaths :                            | YES       | 0       | Work not started  |
| Water Conservation, Rain water Harvesting :             | YES       | 0       | Work not started  |
| Energy management :                                     | YES       | 0       | Work not started  |
| Fire Protection And Fire Safety Requirements :          | YES       | 0       | Work not started  |
| Electrical Meter Room, Sub-Station, Receiving Station : | YES       | 0       | Work not started. |



| Sr.No. | Tasks / Activity  | Percentage of Work |
|--------|---|--------------------|
| 1      | Excavation  | 100                |
| 2      | X number of Basement(s) and Plinth  | 100                |
| 3      | X number of Podiums   | 0                  |
| 4      | Stilt Floor   | 100                |
| 5      | X number of Slabs of Super Structure  | 100                |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises   | 100                |
| 7      | Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises   | 100                |
| 8      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.  | 100                |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing   | 100                |
| 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 | 100                |

  

| 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) | Numbe of Closed Parking |
|--------|------------------------|--|-----------------------------|----------------------|------------------|--------------------|-----------------------------|------------------|--|-------------------------|
| 2      | Kakad Paradise Phase 2 | Wing D   | 30/06/2024                  | 0                    | 1                | 0                  | 24                          | 1                | 0  | 43                      |

  

| Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment |
|--------|----------------|------------------------|---------------------|----------------------------|
| 1      | 2BHK           | 52.31                  | 3                   | 3                          |
| 2      | 2BHK           | 51.63                  | 19                  | 19                         |
| 3      | 2BHK           | 53.83                  | 16                  | 16                         |
| 4      | 1BHK           | 42.56                  | 2                   | 2                          |
| 5      | 2BHK           | 50.05                  | 11                  | 36                         |

| Sr.No. | Tasks / Activity  | Percentage of Work |
|--------|---|--------------------|
| 1      | Excavation  | 100                |
| 2      | X number of Basement(s) and Plinth  | 100                |
| 3      | X number of Podiums   | 0                  |
| 4      | Stilt Floor   | 100                |
| 5      | X number of Slabs of Super Structure  | 100                |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises   | 100                |
| 7      | Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises   | 100                |
| 8      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.  | 100                |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing   | 100                |
| 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 | 100                |

### Project Professional Information

| Professional Name             | MahaRERA Certificate No.   |
|-------------------------------|--|
| Ajay Mane                     | NA   |
| Manish Bhailalbhaji Bhimjiani | A51700000312 (/PrintPreview/PrintPreview?q=G0Rt0ci0sDFXHHsod4K%2bhi6l4WDVXaPQT4WfQZTTRelZcdJdHw9g9OK%2fMdEjCRf6%2fjFHKdOlel%2fw8uc8tQK;    |
| Surendra Velji Patel          | NA   |
| Bipinkumar Sanghvi            | NA   |
| khyati manish bhimjiani       | A51700003005 (/PrintPreview/PrintPreview?q=kg%2b%2bhYVqO%2fmaFIHOitg1cPaAr4S5MhHEf3Y7p9HEX%2fhW%2bVjzZJj%2blcZpBMZathQx1DshR0Sb5LWZDF      |
| NIKHIL JAYANTILAL DESAI       | A51700007983 (/PrintPreview/PrintPreview?q=t%2buZxrw1R8brrFhjm9eXQGoe0nmwUft0JCK6VmOLwZ1JzbsWf1zU0jwMKNwdXyLnyOdKcedorVtlxotoQyZlCc%2fc    |
| JYOTI NIKHIL DESAI            | A51700009506 (/PrintPreview/PrintPreview?q=efpwJLth9UIMQKdRK669DNrTYacEzcrqzSyaso%2f2%2b%2f3KtcPOC9VtqyQQbly%2fWFxydq7X06S4SxG556BprSN     |
| KIRITKUMAR BACHUBHAI BAROT    | A51700005798 (/PrintPreview/PrintPreview?q=HrxB6FQ%2bZLHDmRnzTucnAiZQJ6ndeXcDySxVE20DBz6l6v5dKKCEbLQ8gteQ%2bK%2bSO1hmt6%2fpXSEzZK%2fs;     |
| RUPESH BHAILAL BHIMJIANI      | A51700004815 (/PrintPreview/PrintPreview?q=jxJxus4ucIR%2bQdIXya%2fdnDwKSLjTA5UakpF6UTJCz3532eP9GU4doJGSBm63nd1Ujyeyu7i3pmylcHvaCaQ5IH5rBal |
| Kavita Rupesh Bhimjiani       | A51700029894 (/PrintPreview/PrintPreview?q=SeR%2f9fkDOJNSPV%2bKqGvNfCT81gXvN%2f%2f5XrKqXELGZ7eaOLZfRx%2fcsrplxDETZEIki4ORKCRBQeJTBh9IsKY5  |

## 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 |
|------------------------|------------------------|-------------|-----------|--|---------------|------------------------|------|----------------|-----------|
| Kakad Paradise Phase 2 | Thane City Civil Court | 181         | Civil     | No   | Suit          | NA                     | 2008 | Pending        | NA        |

## Uploaded Documents

| Document Name  | Uploaded Document                             |
|--|---|
| 1 Copy of the legal title report   | <a href="#">View</a> <a href="#">Download</a> |
| 1 Details of encumbrances  | <a href="#">View</a> <a href="#">Download</a> |
| 2 Details of encumbrances  | <a href="#">View</a> <a href="#">Download</a> |
| 3 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> |
| 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 (IOD)   | <a href="#">View</a> <a href="#">Download</a> |
| 2 Building Plan Approval (IOD)   | <a href="#">View</a> <a href="#">Download</a> |
| 3 Building Plan Approval (IOD)   | <a href="#">View</a> <a href="#">Download</a> |
| 1 Commencement Certificates / NA Order for plotted development           | <a href="#">View</a> <a href="#">Download</a> |
| 2 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> |
| 2 Declaration about Commencement Certificate                             | <a href="#">View</a> <a href="#">Download</a> |
| 3 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 Certificates of Architect (Form 1)(Mandatory for only ongoing project) | <a href="#">View</a> <a href="#">Download</a> |
| 1 Certificates of Engineer (Form 2)(Mandatory for only ongoing project)  | <a href="#">View</a> <a href="#">Download</a> |
| 2 Certificates of Engineer (Form 2)(Mandatory for only ongoing project)  | <a href="#">View</a> <a href="#">Download</a> |
| 1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)        | <a href="#">View</a> <a href="#">Download</a> |
| 1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)        | <a href="#">View</a> <a href="#">Download</a> |
| 1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)        | <a href="#">View</a> <a href="#">Download</a> |
| 1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)        | <a href="#">View</a> <a href="#">Download</a> |
| 1 Engineers Certificate on Quality Assurance (Form 2A FY 2023-24)        | <b>Not Uploaded</b>                           |
| 1 CERSAI details   | <a href="#">View</a> <a href="#">Download</a> |
| 1 Disclosure of sold/ booked inventory                                   | <a href="#">View</a> <a href="#">Download</a> |
| 2 Disclosure of sold/ booked inventory                                   | <a href="#">View</a> <a href="#">Download</a> |
| 3 Disclosure of sold/ booked inventory                                   | <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> |
| 2 Disclosure of Interest in Other Real Estate Organizations              | <a href="#">View</a> <a href="#">Download</a> |
| 1 Certificates of CA (Form 5)  | <a href="#">View</a> <a href="#">Download</a> |

|  |   |
|--|---|
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)  | <a href="#">View</a> <a href="#">Download</a> |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)  | <a href="#">View</a> <a href="#">Download</a> |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)  | <a href="#">View</a> <a href="#">Download</a> |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)  | <a href="#">View</a> <a href="#">Download</a> |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)  | <a href="#">View</a> <a href="#">Download</a> |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)  | <b>Not Uploaded</b>                           |
| 1 Proforma of Agreement for sale   | <a href="#">View</a> <a href="#">Download</a> |
| 1 Proforma of Allotment letter   | <a href="#">View</a> <a href="#">Download</a> |
| 2 Proforma of Allotment letter   | <a href="#">View</a> <a href="#">Download</a> |
| 3 Proforma of Allotment letter   | <a href="#">View</a> <a href="#">Download</a> |
| 4 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 | <a href="#">View</a> <a href="#">Download</a> |
| 2 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development | <a href="#">View</a> <a href="#">Download</a> |
| 1 Architect's Certificate on Completion of Project (Form 4)  | <a href="#">View</a> <a href="#">Download</a> |
| 1 Status of Formation of Legal Entity (Society/Co Op etc.)   | <a href="#">View</a> <a href="#">Download</a> |
| 1 Status of Conveyance   | <b>Not Uploaded</b>                           |
| 1 Foreclosure of the Project   | <a href="#">View</a> <a href="#">Download</a> |
| 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> |
| 1 Other - Legal  | <b>Not Uploaded</b>                           |
| 1 Other - Finance  | <b>Not Uploaded</b>                           |
| 1 Other - Technical  | <b>Not Uploaded</b>                           |

### Complaint Details

| Sr.No. | Complaint No      | Complainant Name  |                             |
|--------|-------------------|-------------------|-----------------------------|
| 1      | CC006000000089924 | Rajkumari singh   | <a href="#">View Orders</a> |
| 2      | CC006000000089924 | Ashutosh singh    | <a href="#">View Orders</a> |
| 3      | CC00600000000302  | Sherbahadur Singh | <a href="#">View Orders</a> |
| 4      | CC006000000110837 | SANJAY C SOPARKAR | <a href="#">View Orders</a> |