

# MahaRERA Application

## General Information

Information Type Other Than Individual

## Organization

Name Larsen & Toubro Ltd. (Realty Division)  
Organization Type Company Description For Other Type Organization NA  
Do you have any Past Experience ? Yes

## Address Details

Block Number L&T House Building Name L&T House  
Street Name N M Marg Locality Ballard Estate  
Land mark Ballard Estate State/UT MAHARASHTRA  
Division Konkan District Mumbai City  
Taluka Mumbai City Village Mumbai City  
Pin Code 400001

## Organization Contact Details

Office Number 02267058925  
Website URL www.lntrealty.com

## 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	Sanofi	Commercial	NA	2986.65	Sanofi House No 117B Near L&T Business Park Saki Vihar Road Mumbai 400072	Part of 117B	1	1	2015-03-31	2015-03-13
2	EMERALD ISLE	Residential	NA	975.8	LT Emerald	Part of 117/A	1	42	2016-08-31	2016-07-20

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
	TOWER 1				Isle Near LT Business Park Saki Vihar Road Powai 400072					
3	EMERALD ISLE TOWER 2	Residential	NA	712.15	LT Emerald Isle Near LT Business Park Saki Vihar Road Powai 400072	Part of 117/A	1	93	2016-08-31	2016-07-20
4	EMERALD ISLE TOWER 3	Residential	NA	673.77	LT Emerald Isle Near LT Business Park Saki Vihar Road Powai 400072	Part of 117/A	1	139	2016-08-31	2016-07-20
5	Emerald Isle - T7	Residential	NA	705.41	Saki Vihar Road Powai	Part of 117B	1	72	2018-06-30	2018-04-27
6	Emerald Isle - T8	Residential	NA	705.41	Saki Vihar Road Powai	Part of 117B	1	72	2018-12-31	2018-12-21
7	Emerald Isle - T4, T5, T6	Residential	NA	2025.88	Saki Vihar Road Powai	Part of 117/A	3	371	2018-06-30	2017-09-15
8	Emerald Isle - T9	Residential	NA	732.44	Saki Vihar Road Powai	Part of CTS 117A 1D	1	150	2021-06-30	2021-04-29
9	Emerald Isle - T10	Residential	NA	938.88	Saki Vihar Road Powai	Part of CTS 117A 1D	1	203	2023-06-30	2023-06-30
10	Emerald Isle - T15	Residential	NA	1031.62	Saki Vihar Road Powai	Part of CTS 117A 1D	1	208	2023-06-30	2023-06-30
11	Emerald Isle - T16	Residential	NA	1014.07	Saki Vihar	Part of CTS	1	188	2023-06-30	2023-06-30

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
					Road Powai	117A 1D				

## Member Information

Member Name	Designation	Photo
Ankur Jadhav	Authorized Signatory	<a href="#">View Photo</a>
SANTOSH KUMAR AGARWAL	Authorized Signatory	<a href="#">View Photo</a>

## Project

**Project Name (Mention as per Sanctioned Plan)** IBIS at L and T Realty Elixir Reserve **Project Status** New Project

**Proposed Date of Completion** 30/12/2026

**Litigations related to the project ?** Yes **Project Type** Residential

**Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?** No

**File/reference no. of planning authority**

Sr No	Ward	Plot/CTS/Survey Number	File/Reference Number
1	S Ward	87 (Pt.)	CHE/ES/2335/S/337(NEW)

**Plot Bearing No / CTS no / Survey Number/Final Plot no.** 87 (Pt.) **Boundaries East** 87 part of Village Paspoli Saki Vihar Road

**Boundaries West** 87 part of Village Paspoli **Boundaries North** 87 part of Village Paspoli

**Boundaries South** 87 part of Village Paspoli **State/UT** MAHARASHTRA

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

**Taluka** Kurla **Village** Paspoli

**Street** Saki Vihar Road **Locality** Powai

**Pin Code** 400072 **Total Plot/Project area (sqmts)** 824.86

**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** 19850.84

## FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area) 13421.32

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) 13421.32

## Bank Details

Bank Name ICICI Bank Limited  
IFSC Code ICIC0001247

## Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	144	0	0

## Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	.
Water Conservation, Rain water Harvesting :	YES	0	.
Energy management :	YES	0	.
Fire Protection And Fire Safety Requirements :	YES	0	.
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	.
Aggregate area of recreational Open Space :	YES	0	.
Open Parking :	NO	0	NA
Water Supply :	YES	0	.
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	.
Storm Water Drains :	YES	0	.
Landscaping & Tree Planting :	YES	0	.
Street Lighting :	YES	0	.
Community Buildings :	YES	0	For all Resi & other Bldgs
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	.
Solid Waste Management And Disposal :	YES	0	.

## 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-	Number of Closed Parking
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										Wheeler)	
1	IBIS at L and T Realty Elixir Reserve	T5-IBIS at L and T Realty Elixir Reserve	30/12/2026	3	1	1	25	1	0		144

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	69.04	44	0
2	1BHK	35.48	100	0
3	1RK	25.26	3	0
4	1RK	36.51	100	0
5	Shop	59.79	1	0
6	Shop	54.62	1	0
7	Shop	56.75	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
Atul Desai Consultants	NA	Architect
Spaceage Consultants (LS)	NA	Architect
Achyut Watve	NA	Engineer
Ingsophy Consultants Pvt Ltd	NA	Engineer
URMIT SHAH & CO.	NA	Chartered Accountant

Services For NRI Ltd	A52100014855	Real Estate Agent
OPENMINDS	A51800009280	Real Estate Agent
PYRAMID PROPERTY CONSULTANTS PVT LTD	A51800007429	Real Estate Agent
Rioga Premium Real Estate Advisory LLP	A51800000974	Real Estate Agent
MAMTANI REAL ESTATE	A51900008080	Real Estate Agent
PROPERTYPISTOL REALTY PRIVATE LIMITED	A51700000043	Real Estate Agent
New Project Deals	A51900003045	Real Estate Agent
Homes For All Real Estate Pvt. Ltd.	A51800028947	Real Estate Agent
Square Yards Consulting Private Limited	A09600037017	Real Estate Agent
Manisha Lifespaces Consulting Pvt. Ltd.	A51800008040	Real Estate Agent
Property Junction International	A51800013473	Real Estate Agent
AVS LIFESTYLES PVT. LTD	A51800003363	Real Estate Agent
Homesfy Realty Limited	A51900000136	Real Estate Agent
SANKET SADASHIV PARAB	A51800013748	Real Estate Agent
JM Financial Products Limited	A51900000277	Real Estate Agent
Uptown Spaces	A51800002594	Real Estate Agent
JEETENDRA OMPRAKASH KAROTIA	A51800021913	Real Estate Agent

## 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
IBIS at L and T Realty Elixir Reserve	HIGH COURT OF JUDICATURE AT BOMBAY	9486/2019	Civil	No	Writ Petition	NA	2019	Petition is not admitted till date As per uploaded TC Title of Land is clear and marketable	NA
IBIS at L and T Realty Elixir Reserve	District Superintendent of Land Records	298 of 2022	Others	No	Appeal	NA	2022	Appeal is admitted	NA
IBIS at L and T Realty Elixir Reserve	Deputy Director of Land Records	290 of 2023	Others	No	Other	Revision Application	2023	Revision is pending for hearing	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>
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>
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>
4 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>
2 Deviation Report with respect to model copy of Agreement	<a href="#">View</a> <a href="#">Download</a>
3 Deviation Report with respect to model copy of Agreement	<a href="#">View</a> <a href="#">Download</a>