

MahaRERA Application

General Information

Information Type Other Than Individual

Organization

Name Raymond Limited

Organization Type Company

Description For Other Type Organization NA

Do you have any Past Experience ? Yes

Address Details

Block Number Realty Office Building Name The Mill
Street Name Pokharan Road No 1 Locality J K Gram
Land mark J K Gram State/UT MAHARASHTRA
Division Konkan District Thane
Taluka Thane Village Thane (M Corp.)
Pin Code 400606

Organization Contact Details

Office Number 02268373700

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 | TEN X HABITAT RAYMOND REALTY TOWER A and B | Residential | NA | 2368.16 | The Mill Pokhran Road No 1 JK Gram Thane 400606 | 129/1 Part | 2 | 638 | 2024-03-31 | 2024-03-31 |
| 2 | TEN X HABITAT RAYMOND REALTY TOWER C | Residential | NA | 990.14 | The Mill Pokhran Road no 1 J K gram | 129/1 Part 129/3 Part | 1 | 244 | 2024-03-31 | 2024-03-31 |

| 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 |
|--------|--------------------------------------|-----------------|--------|-----------------------|--|-----------------------------|--------------------------|----------------------|--------------------------------------|---------------------------|
| | | | | | Thane 400606 | | | | | |
| 3 | TEN X HABITAT RAYMOND REALTY TOWER D | Residential | NA | 990.14 | The Mill Pokhrana Road no 1 JK gram Thane 400606 | 128B | 1 | 244 | 2024-09-30 | 2024-03-30 |
| 4 | TEN X HABITAT RAYMOND REALTY TOWER E | Residential | NA | 1240 | The Mill JK Gram Pokhran Road 2 Thane 400606 | 128 B | 1 | 320 | 2024-09-30 | 2024-09-30 |
| 5 | TEN X HABITAT RAYMOND REALTY TOWER K | Residential | NA | 620 | The Mill Pokhrana Road no 1 JK Gram Thane 400606 | 126B/2 Part 126B1/1 Part | 1 | 318 | 2024-09-30 | 2024-09-30 |
| 6 | TEN X HABITAT RAYMOND REALTY TOWER J | Residential | NA | 695 | The Mill Pokhran Road No 1 JK Gram Thane 400606 | 126/1/1 Part 129/1 Part | 1 | 320 | 2024-12-30 | 2024-12-30 |
| 7 | TEN X HABITAT RAYMOND REALTY TOWER H | Residential | NA | 1305.92 | The Mill Pokhran Road No 1 JK Gram Thane 400606 | 129 1 part 126B 1 1 Part | 1 | 320 | 2024-12-30 | 2024-12-30 |

Member Information

| Member Name | Designation | Photo |
|-----------------|----------------------|----------------------------|
| Prashant Rathod | Authorized Signatory | View Photo |

Project

Project Name TEN X HABITAT Raymond Realty Tower F **Project Status** New Project

Proposed Date of Completion 31/03/2026

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

| | | | |
|--|-------------------|--|-----------------|
| Plot Bearing No / CTS no / Survey Number/Final Plot no. | 127 | Boundaries East | 129 1 126B1 1 |
| Boundaries West | Tansa Pipe Line | Boundaries North | 126B1 1 127 |
| Boundaries South | 127 | State/UT | MAHARASHTRA |
| Division | Konkan | District | Thane |
| Taluka | Thane | Village | Thane (M Corp.) |
| Street | Pokhran Road No 1 | Locality | Thane |
| Pin Code | 400606 | Area(In sqmts) | 1206.94 |
| Total Building Count | 1 | | |
| Sanctioned Buildings Count | 1 | Proposed But Not Sanctioned Buildings Count | 0 |
| Aggregate area(In sqmts) of recreational open space | 248.13 | | |

FSI Details

| | | | |
|--|----------|---|---------|
| Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI) | 34965.16 | Built-up-Area as per Approved FSI (In sqmts) | 1358.25 |
| TotalFSI | 36323.41 | | |

Bank Details

| | |
|------------------|-------------------|
| Bank Name | Axis Bank Limited |
| IFSC Code | UTIB0000061 |

Project Details

| Name | Proposed | Booked | WorkDone(In %) |
|---------------------------------|----------|--------|----------------|
| Number of Garages (In Numbers) | 0 | 0 | 0 |
| Covered Parking (In Numbers) | 399 | 0 | 0 |

Development Work

| Common areas And Facilities, Amenities | Available | Percent | Details |
|---|-----------|---------|--|
| Internal Roads & Footpaths : | YES | 0 | Common amenities for existing & future development |
| Water Conservation, Rain water Harvesting : | YES | 0 | Common amenities for existing & future development |
| Energy management : | YES | 0 | Common amenities for existing & future development |
| Fire Protection And Fire Safety Requirements : | YES | 0 | Common amenities for existing & future development |
| Electrical Meter Room, Sub-Station, Receiving Station : | YES | 0 | Common amenities for existing & future development |
| Aggregate area of recreational Open Space : | YES | 0 | Common amenities for existing & future development |
| Open Parking : | NO | 0 | NA |
| Water Supply : | YES | 0 | Common amenities for existing & future development |

| | | | |
|--|-----|---|--|
| Sewerage (Chamber, Lines, Septic Tank , STP) : | YES | 0 | Common amenities for existing & future development |
| Storm Water Drains : | YES | 0 | Common amenities for existing & future development |
| Landscaping & Tree Planting : | YES | 0 | Common amenities for existing & future development |
| Street Lighting : | YES | 0 | Common amenities for existing & future development |
| Community Buildings : | YES | 0 | Common amenities for existing & future development |
| Treatment And Disposal Of Sewage And Sullage Water : | YES | 0 | Common amenities for existing & future development |
| Solid Waste Management And Disposal : | YES | 0 | Common amenities for existing & future development |

Building Details

| Sr.No. | Project Name | Name | Proposed Date of Completion | Number of Basement's | Number of Plinth | Number of Podium's | Number of Slab of Super Structure | Number of Stilts | Number of Open Parking | Number of Closed Parking |
|--------|--------------------------------------|---------|-----------------------------|----------------------|------------------|--------------------|-----------------------------------|------------------|------------------------|--------------------------|
| 1 | TEN X HABITAT Raymond Realty Tower F | Tower F | 30/06/2025 | 0 | 1 | 0 | 53 | 1 | 0 | 1 |

| Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment |
|--------|----------------|------------------------|---------------------|----------------------------|
| 1 | 2BHK | 59.83 | 51 | 0 |
| 2 | 2BHK | 47.98 | 102 | 0 |
| 3 | 2BHK | 59.80 | 42 | 0 |
| 4 | 2BHK | 59.62 | 102 | 0 |
| 5 | 2BHK | 59.99 | 102 | 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 |
|----------------------------------|--------------------------|----------------------|
| M/s. Epicons Consultant Pvt. Ltd | NA | Engineer |
| M/s. Spaceage Consultant | NA | Architect |
| Niraj Sanghavi & Associates | 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 |
|--------------------------------------|-------------------------------------|-------------|-----------|--|---------------|------------------------|------|--|-----------|
| TEN X HABITAT Raymond Realty Tower F | Sub Division Office Thane | 10 | Civil | No | Other | | 2015 | By order dated twenty eight dec two thousand eighteen report has been called from Tahsilda | NA |
| TEN X HABITAT Raymond Realty Tower F | Maharashtra Revenue Tribunal Mumbai | 577 | Civil | No | Other | | 2016 | Pending | NA |
| TEN X HABITAT Raymond Realty Tower F | Bombay High Court | 158 | Civil | No | Other | | 2012 | Pending | NA |
| TEN X HABITAT Raymond Realty Tower F | Bombay High Court | 13 | Civil | No | Other | | 2016 | Pending | NA |
| TEN X HABITAT Raymond Realty Tower F | High Court Bombay | 57 | Others | No | Other | | 2016 | Pending | NA |
| TEN X HABITAT Raymond Realty Tower F | High Court Bombay | 71 | Civil | No | Other | | 2017 | Pending | NA |
| TEN X HABITAT Raymond Realty Tower F | Civil Judge Senior Division Thane | 997 | Civil | No | Suit | | 2019 | By an order dt eleventh feb twenty twenty preventive injunction | NA |

| | | | | | | | | | | |
|--|-------------------------|------|----------|----|--|--------|--|----------------------------------|---|----|
| | | | | | | | | against RL stands rejected | | |
| TEN X HABITAT Raymond Realty Tower F | District Court Thane | 34 | Civil | No | | Appeal | | 2020 | Argument on rejecting of Preventive injunction application by order of the trial court | NA |
| TEN X HABITAT Raymond Realty Tower F | District Court Thane | 315 | Civil | No | | Suit | | 2020 | Pending | NA |
| TEN X HABITAT Raymond Realty Tower F | High Court Bombay | 2358 | Criminal | No | | Other | | 2020 | Impunged order dated Twenty First March Twenty Twenty has been stayed by the High court till next d | NA |

Uploaded Documents

| Document Name | Uploaded Document |
|--|--|
| 1 Copy of the legal title report | View Download |
| 1 Details of encumbrances | View Download |
| 1 Copy of Layout Approval (in case of layout) | View Download |
| 1 Building Plan Approval / NA Order for plotted development | View Download |
| 1 Commencement Certificates / NA Order for plotted development | View Download |
| 1 Declaration about Commencement Certificate | 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 CERSAI details | View Download |

| | |
|---|--|
| 1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20) | Not Uploaded |
| 1 Disclosure of sold/ booked inventory | Not Uploaded |
| 1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18) | Not Uploaded |
| 1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21) | 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 Proforma of the allotment letter and agreement for sale | View Download |
| 2 Proforma of the allotment letter and agreement for sale | View Download |
| 1 Architect's Certificate on Completion of Project (Form 4) | Not Uploaded |
| 1 Status of Formation of Legal Entity (Society/Co Op etc.) | Not Uploaded |
| 1 Status of Conveyance | Not Uploaded |
| 1 Other | Not Uploaded |