MahaRERA Application

General Information

Information Type

Other Than Individual

Organization

Name S AND T DEVELOPERS

Organization Type Partnership Description For Other Type NA

Organization

Do you have any Past

Experience?

Yes

Address Details

Block Number Office No 301 Building Name Shrikant Chambers

Street Name Sion-Panvel Highway Locality Chembur

Land mark Next to R.K. Studios State/UT MAHARASHTRA

DivisionKonkanDistrictMumbai Suburban

TalukaKurlaVillageChembur

Pin Code 400071

Organization Contact Details

Office Number 09820037685

Website URL www.sandtbuilders.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	Original Proposed Date of Completion	Actual Date of Completion
1	Rosalia Apartments	Residential	NA	724.5	Andheri West	481	1	29	2020-07-30	2023-06-30

Member Information

Member Name	Designation	Photo
Trilochan Kumar	Partner	● View Photo

Project

Project Name (Mention as
per Sanctioned Plan)

Proposed Date of Completion 31/12/2027

Litigations related to the

project?

Yes

Project Type

Residential

Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project?

Yes

File/reference no. of planning authority

Sr No	Ward	Plot/CTS/Survey Number	File/Reference Number
1	M/E Ward	186/A/2, 506/A/1 and 506/A/4	P-19683/2023/(186/A/2 And Other)/M/E Ward/WADHAVALI

Plot Bearing No / CTS no / Survey Number/Final Plot no. 186/A/2, 506/A/1 and 506/A/4

Boundaries East

Plot No 506A 3 2B

Boundaries West

Sai Dham Marg

Boundaries North

Plot No 189 and CG Road

Boundaries South

Partly by Plot No 186 A 1

State/UT

MAHARASHTRA

Division

Konkan

District

Mumbai Suburban

Taluka

Kurla

Village

Chembur

Street

CG Road

(sqmts)

Near Cubic Mall

Pin Code

400074

1

1

Locality

Total Plot/Project area

1295.30

Total Number of Proposed

Building/Wings (In the

Number of Sanctioned

Layout/Plot)

Proposed But Not

Sanctioned Buildings Count

0

3919.65

Building out of Above Proposed Count Applied for this Registration

.....

Total Recreational Open Space as Per Sanctioned

Plan

162.76

FSI Details

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

0

Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not

sanctioned) (As soon as approved, should be immediately updated in

Approved FSI)

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

3919.65

Details of RERA Designated Separate Bank Account

Bank Name State Bank Of India

IFSC Code SBIN0070665

Promoter(Land Owner/ Investor) Details

Promoter(Land Owner/ Investor)

Type of Agreement/

VIEW

Status

		Туре		Arrangement			
Serenity Heights	Arun Popatlal Chavda	Individual	महा-ररा	Area Share			Active
		Sr No.	Document Name		View		
		1	Upload Agreement / MoU	rnload			
		2	Upload Agreement / MoU Copy		rnload		
		3	Upload Agreement / MoU Copy ✓ View Download		rnload		
		4	Upload Agreement / MoU	Сору	● View	rnload	
		5	Declaration in Form B		● View	rnload	

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	73	0	0

Development Work

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

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 Podium's	Number of Sanctioned Floors	Number of Stilts	open	Number of Closed Parking
									wheeler+2-	

1	Serenity Heights	Serenity Heights		31/12/20	27	0	1	0	0	0	0	0
		Sr.No. Apartmen		t Type Carpet Area (in Sqmts)		mts)	Number of Apartment		Number of Booked Apartment			
		1 1BHK			0			0 0				
		Sr.No.	Sr.No. Tasks / Activit				F	Percentage of Work				
		1	Excava	ation		ement(s) and Plinth					0	
		2	X num	ber of Bas	emer						0	
		3	umber of Podiums					C	0			

Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and

Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and

The external plumbing and external plaster, elevation, completion of terraces with

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

Sanitary Fittings within the Flat/Premises, Electrical Fittings within the

Wheeler)

0

0

0

0

0

Project Professional Information

4

5

6

7

8

9

10

Stilt Floor

Flat/Premises

X number of Slabs of Super Structure

Windows to each of the Flat/Premises

waterproofing of the Building/Wing

Occupation /Completion Certificate

Lifts, Overhead and Underground Water Tanks.

Professional Name	MahaRERA Certificate No.	Professional Type
PBG and Associates	NA	Chartered Accountant
Ankit Satish Shah	NA	Engineer
ARK Reza Kabul Architects	NA	Architect
Three Dimensional Consultants LLP	NA	Architect

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
Serenity Heights	Bombay High Court	COMS/266/2020	Civil	No	Suit	NA	2020	Pending	NA
Serenity Heights	Bombay High Court	COMS/267/2020	Civil	No	Suit	NA	2020	Pending	NA

Serenity	Bombay	S/427/2015	Civil	No	Suit	NA	2015	Pending	NA
Heights	High								
	Court								

Uploaded Documents

Opiouded Boodinerits	
Document Name	Uploaded Document
1 Copy of the legal title report	✓ View
1 a Details of encumbrances concerned to Finance	▼ View
2 a Details of encumbrances concerned to Finance	● View
1 b Details of encumbrances concerned to Legal	● View
2 b Details of encumbrances concerned to Legal	● View
1 Copy of Layout Approval (in case of layout)	● View
1 Building Plan Approval / NA Order for plotted development	● View
1 Commencement Certificates / NA Order for plotted development	● View
1 Declaration about Commencement Certificate	● View
1 Declaration in FORM B	● View
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	● View
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	● View
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	Not Uploaded
1 CERSAI details	● View Download
1 Disclosure of Interest in Other Real Estate Organizations	● View
2 Disclosure of Interest in Other Real Estate Organizations	● View
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

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 Foreclosure of the Project	Not Uploaded
1 Deviation Report with respect to Allotment letter	● View
1 Deviation Report with respect to model copy of Agreement	
1 Other – Legal	● View
2 Other – Legal	
1 Other – Finance	Not Uploaded
1 Other – Technical	