### **MahaRERA Application**

#### **General Information**

Information Type

Other Than Individual

#### Organization

Name ADITYARAJ BUILDERS &

**PROMOTERS** 

**Organization Type** Partnership

**Description For Other Type** 

Organization

Do you have any Past

Experience?

No

#### **Address Details**

**Block Number** 101 1ST FLOOR **Building Name** PURNIMA CHS LTD

**Street Name** RAMAKANT DESHMUKH MARG VIKHROLI EAST Locality

Land mark **NEAR PMC BANK** State/UT MAHARASHTRA

Division Konkan **District** Mumbai Suburban

Taluka Kurla Village Kurla

Pin Code 400083

#### **Organization Contact Details**

Office Number 02225744343

Website URL

#### **Past Experience Details**

#### **Member Information**

Member Name	Designation	Photo
ROCKY RAJKUMAR KHUSHALANI	Authorized Signatory	● View Photo
RAJKUMAR GYANCHAND KHUSHALANI	Partner	● View Photo

#### **Project**

Project Name (Mention as per Sanctioned Plan)

ADISHAKTI CHS ADITYARAJ

**Project Status** 

New Project

**Proposed Date of Completion** 

PRIME

31/03/2026

Others

Litigations related to the project?

No

**Project Type** 

Are there any Promoter(Land Yes Owner/ Investor) (as defined by MahaRERA Order) in the project? File/reference no. of planning authority Plot Bearing No / CTS no / **Boundaries East BUILDING NO 81 BUILDING NO 82 AND 83** Survey Number/Final Plot no. **Boundaries West Boundaries North** 18 30WIDE ROAD BUILDING 18 30 METER WIDE ROAD NO 138 **Boundaries South** MUMBAI PRIMARY SCHOOL State/UT MAHARASHTRA Division District Konkan Mumbai Suburban Taluka Village Kurla Kurla Street **BUILDING NO 81 KANNAMWAR** Locality VIKHROLI EAST NAGAR VIKHROLI EAST Pin Code 400083 Total Plot/Project area (sqmts) 1026.94 **Total Number of Proposed** Is project plan sanctioned by Building/Wings (In the MCGM? Layout/Plot) **Number of Sanctioned** 1 **Proposed But Not Sanctioned** 0 **Building out of Above Buildings Count Proposed Count Applied for** this Registration **Total Recreational Open** 0 Space as Per Sanctioned Plan **FSI Details** Permissible Total FSI of Plot Built-up-Area as per Proposed 6384.56 1026.94 FSI (In sqmts) ( Proposed but (Permissible Built-up Area) not sanctioned) ( As soon as approved, should be immediately updated in Approved FSI) **Out of the Above Sanctioned** 7411.50 FSI (Sanctioned Built-up Area)

#### **Bank Details**

Bank Name AXIS BANK LTD IFSC Code UTIB0003786

#### Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promote Investor)	r(Land Owner/ Type	Type of Agree Arrangement	ment/	VIEW	Status
ADISHAKTI CHS ADITYARAJ PRIME	ADITYARAJ BUILDERS AND PROMOTERS	Partnersh	ip	Area Share		● View Details	Active
		Sr No.	Document Name		View		
		1 Upload Agreement / MoU Copy		▼ View	<b>≛</b> Download		
		2 Declaration in Form B		View	<b>♣</b> Download		

### **Project Details**

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	58	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	YET NOT STARTED
Energy management :	YES	0	YET NOT STARTED
Fire Protection And Fire Safety Requirements :	YES	0	YET NOT STARTED
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	NO RECEIVING STATION AND NO SUBSTATION
ROOFTOP AMMINITES :	YES	0	YET NOT STARTED
Aggregate area of recreational Open Space :	NO	0	NA C
Open Parking :	NO	0	NA
Water Supply:	YES	0	YET NOT STARTED
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	YET NOT STARTED
Storm Water Drains :	YES	0	YET NOT STARTED
Landscaping & Tree Planting :	NO	0	NA
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	YET NOT STARTED

## **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- Wheeler)	Number of Closed Parking
1	ADISHAKTI CHS ADITYARAJ PRIME	ADITYARAJ PRIME	31/03/2026	0	1	0	23	0	0	0

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartme
1	Office space	59.64	1	0
2	Office space	101.64	1	0
3	1BHK	36.32	22	0
4	1BHK	37.07	43	0
5	1BHK	38.46	18	0
6	1BHK	39.76	18	0

7	Shop	44.41	1	0
8	Shop	17.19	1	0
9	Shop	28.34	1	0
10	Shop	22.39	1	0
11	Shop	25.27	1	0
12	Shop	33.44	1	0
13	Office space	68.56	1	0
14	2BHK	50.26	21	0
15	2BHK	50.17	21	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
ANKIT M MAKANI	NA E E E E E E	Architect
NAVINDER PAL SINGH	NA TOTAL C	Engineer
CHIRAG SURANA	NA BEBBB	Chartered Accountant

## **Litigations Details**

No Records Found

## **Uploaded Documents**

Document Name	Uploaded Document
1 Copy of the legal title report	

1 Details of encumbrances	
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)	Not Uploaded
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	Not Uploaded
1 CERSAI details	● View
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
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