

# MahaRERA Application

## General Information

Information Type Other Than Individual

## Organization

Name Swastik Homes  
Organization Type Partnership Description For Other Type Organization NA  
Do you have any Past Experience ? No

## Address Details

Block Number 312 Building Name Swastik Disa Corporate Park  
Street Name LBS Marg Locality Ghatkopar West  
Land mark Opp Shreyas Cinema State/UT MAHARASHTRA  
Division Konkan District Mumbai Suburban  
Taluka Kurla Village Ghatkopar  
Pin Code 400086

## Organization Contact Details

Office Number 02266890000  
Website URL www.swastikproperties.in

## Past Experience Details

## Member Information

Member Name	Designation	Photo
Rahul Babulal Samar	Partner	<a href="#">View Photo</a>
Sandeep Ganeshlal Jain	Partner	<a href="#">View Photo</a>
Harsh Kamlesh Vagrecha	Partner	<a href="#">View Photo</a>
Hiren Dinesh Shah	Partner	<a href="#">View Photo</a>

## Project

Project Name (Mention as per Sanctioned Plan) Swastik Coral Project Status New Project  
Proposed Date of Completion 31/12/2027

Litigations related to the project ?	No	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			
Plot Bearing No / CTS no / Survey Number/Final Plot no.	CTS No. 349(pt), S.No. 113(pt)	Boundaries East	Adjacent Plot
Boundaries West	12M Wide Road	Boundaries North	12M Wide Road
Boundaries South	Building No-37	State/UT	MAHARASHTRA
Division	Konkan	District	Mumbai Suburban
Taluka	Kurla	Village	Hariyali
Street	Tagore Nagar	Locality	Hariyali, Vikhroli (East)
Pin Code	400083	Total Plot/Project area (sqmts)	843.23

Total Number of Proposed Building/Wings (In the Layout/Plot)	1	Is project plan sanctioned by MCGM?	No
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Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	1	Proposed But Not Sanctioned Buildings Count	0
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Total Recreational Open Space as Per Sanctioned Plan	0
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### 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)	8000.00
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Permissible Total FSI of Plot (Permissible Built-up Area)	8000.00
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### Bank Details

Bank Name	Thane Bharat Sahakari Bank Limited
IFSC Code	TBSB0000011

### Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
Swastik Coral	Tagore Nagar Shree Sai CHS Limited	Societies	Area Share	<a href="#">View Details</a>	Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
2	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>

## Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	83	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	Rain Water Harvesting System
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	As per CFO Noc
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Electric meter room will be provided
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Water Supply :	YES	0	To be provided by MHADA
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Septic Tank
Storm Water Drains :	YES	0	Connected to outer drainage line
Landscaping & Tree Planting :	YES	0	Later in scope of work
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 :	NO	0	NA

## 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	Swastik Coral	Swastik Coral - Building No-36	31/12/2027	0	1	0	0	0	0	0									
		<table border="1"><thead><tr><th>Sr.No.</th><th>Apartment Type</th><th>Carpet Area (in Sqmts)</th><th>Number of Apartment</th><th>Number of Booked Apartment</th></tr></thead><tbody><tr><td>1</td><td>1BHK</td><td>0</td><td>0</td><td>0</td></tr></tbody></table>	Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	1BHK	0	0	0							
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1	1BHK	0	0	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
System Structural Consultants Pvt Ltd	NA	Engineer
Rohit Parmar	NA	Architect
J N Mehta & Associates	NA	Chartered Accountant

## Litigations Details

No Records Found

## 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>
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 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 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>
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	<b>Not Uploaded</b>
1 Other – Finance	<b>Not Uploaded</b>
1 Other – Technical	<b>Not Uploaded</b>
1 Foreclosure of the Project	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	<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>