## **MahaRERA Application**

#### **General Information**

Information Type

Other Than Individual

#### Organization

Name MAN VASTUON LLP

 Organization Type
 Others
 Description For Other Type
 LIMITED LIABILITY

 Organization
 PARTNERSHIP

Do you have any Past No

Experience ?

#### **Address Details**

Block Number 12TH FLOOR Building Name KRUSHAL COMMERCIAL

COMPLEX

Street Name G M ROAD Locality CHEMBUR WEST

Land mark ABOVE SHOPPERS STOP State/UT MAHARASHTRA

Division Konkan District Mumbai Suburban

Taluka Kurla Village Kurla

**Pin Code** 400089

#### **Organization Contact Details**

**Office Number** 02242463999

Website URL

#### **Past Experience Details**

#### Other Organization Type Member Information

Name	Member Type
SUKETU P SHAH	Individual
MAN INFRACONSTRUCTION LIMITED	Company

#### **Project**

Project Name (Mention as per AARADHYA PARKWOOD 1 Project Status New Project Sanctioned Plan)

Proposed Date of Completion 31/12/2028

Litigations related to the No Project Type Residential

Troject type

project ?

Are there any Promoter(Land Yes Owner/ Investor) (as defined

by MahaRERA Order) in the project?

Plot Bearing No / CTS no / Survey Number/Final Plot no. **OLD SURVEY NO 260** PART/NEW SURVEY NO 12

HISSA NO 2

**Boundaries West** BY SINGAPORE INTERNATION

SCHOOL

**Boundaries South** BY DB ORCHID OZONE

**PROJECT** 

Thane

2

2

Division Konkan

Street WESTERN EXPRESS

**HIGHWAY** 

Pin Code 401107

**Total Number of Proposed Building/Wings (In the** 

Taluka

Layout/Plot)

**Number of Sanctioned Building out of Above Proposed Count Applied for** this Registration

**Total Recreational Open** Space as Per Sanctioned Plan

737.06

**Boundaries East** 

**Boundaries North** BY OLD S NO 92 VILLAGE

MAHAJANWADI

BY BALANCE PORTION OF

OLD SURVEY NO 260 PART

State/UT MAHARASHTRA

**District** Thane

Village Mira-Bhayandar (M Corp.)

Locality **NEAR SINGAPORE** 

INTERNATION SCHOOL

Total Plot/Project area (sqmts) 1237.93

Is project plan sanctioned by

MCGM?

**Proposed But Not Sanctioned** 

**Buildings Count** 

Λ

**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)

0

39960.08

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

39960.08

**Out of the Above Sanctioned** FSI (Sanctioned Built-up Area)

**Bank Details** 

**Bank Name** HDFC BANK LIMITED **IFSC Code** HDFC0000118

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promote Investor	(Land Owner/ Type of Agree Type Arrangement		ment/	VIEW	Status
AARADHYA PARKWOOD 1	LION PENCILS LIMITED	Company		Area Share		● View Details	Active
		Sr No.	Document Nam	e	View		
		1	Upload Agreeme	nt / MoU Copy	View	<b>▲</b> Download	
		2	Upload Agreeme	nt / MoU Copy	View	<b>▲</b> Download	
		3	Upload Agreeme	nt / MoU Copy	View	<b>▲</b> Download	
		4	Upload Agreeme	nt / MoU Copy	View	<b>≛</b> Download	
		5	Declaration in Fo	orm B	View	<b>L</b> Download	

Project Name	Promoter Name	Promoter Investor)	(Land Owner/ Type	Type of Agree Arrangement	ment/	VIEW	Status
AARADHYA PARKWOOD 1	GOAN HOTELS AND REALTY PRIVATE LIMITED	Company		Revenue Share	<b>;</b>	✓ View Details	Active
		Sr No.	Document Name	9	View		
		1	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		2	Upload Agreemer	nt / MoU Copy	View	<b>♣</b> Download	
		3	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		4	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		5	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		6	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		7	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		8	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		9	Declaration in Fo	rm B	<b>⊘</b> View	<b>▲</b> Download	
Project Name	Promoter Name	Promoter Investor)	(Land Owner/ Type	Type of Agree Arrangement	ement/	VIEW	Status
AARADHYA PARKWOOD 1	HORIZONTAL VENTURES PRIVATE LIMITED	Company		Revenue Share	÷	View Details	Active
		Sr No.	Document Name	9	View		
		1	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		2	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		3	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		4	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		5	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		6	Upload Agreemer	nt / MoU Copy	<b>⊘</b> View	<b>≛</b> Download	
		7	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		8	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		9	Declaration in Fo	rm B	▼ View	<b>≛</b> Download	
Project Name	Promoter Name	Promoter Investor)	(Land Owner/ Type	Type of Agree	ement/	VIEW	Status
AARADHYA PARKWOOD 1	EVERSMILE CONSTRUCTION COMPANY PRIVATE LIMITED	Company		Revenue Share	;	View Details	Active
		Sr No.	Document Name	9	View		
		1	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		2	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	
		3	Upload Agreemer	nt / MoU Copy	View	<b>≛</b> Download	

5	Upload Agreement / MoU Copy	● View
6	Upload Agreement / MoU Copy	▼ View
7	Upload Agreement / MoU Copy	● View
8	Upload Agreement / MoU Copy	● View
9	Declaration in Form B	▼ View

## **Project Details**

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	382	0	0

### **Development Work**

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

## **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	AARADHYA PARKWOOD 1	TOWER 3 CLOVE	31/12/2028	STATE	$R_{\mathcal{E}_{G}}$	2	36	1	0	134
		Sr.No. Apartment	it Type Car	rpet Area (in Sq	mts)	Number of Ap	partment	Number of	Booked Aparti	ment

1	Excavation				0
Sr.No. Tasks / Activity				Percentage of Work	
2	1BHK	38.09	70	0	
1	1BHK	41.99	203	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

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
2	AARADHYA PARKWOOD 1	TOWER 4 DION	31/12/2028	1	1	2	36	1	0	248

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	60.85	140	0
2	2BHK	60.39	35	0
3	2BHK	62.24	91	0
4	2.5BHK	72.41	7	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
ASHWIN PARIAKAR	NA	Engineer
TAISHETE MEHTA ASSOCIATES	NA	Chartered Accountant
M A PARIKH & CO	NA G	Chartered Accountant
M/s. MAHIMTURA CONSULTANTS PVT. LTD.	NA .	Engineer
DISHA DESIGN CONSULTANT	NA S	Architect
MAN INFRACONSTRUCTION LTD	NA .	Contractor

## **Litigations Details**

No Records Found

## **Uploaded Documents**

Document Name	Uploaded Document
1 Copy of the legal title report	
1 a Details of encumbrances concerned to Finance	
1 b Details of encumbrances concerned to Legal	
1 Copy of Layout Approval (in case of layout)	
2 Copy of Layout Approval (in case of layout)	
3 Copy of Layout Approval (in case of layout)	
4 Copy of Layout Approval (in case of layout)	
5 Copy of Layout Approval (in case of layout)	
1 Building Plan Approval / NA Order for plotted development	
2 Building Plan Approval / NA Order for plotted development	
3 Building Plan Approval / NA Order for plotted development	● View
4 Building Plan Approval / NA Order for plotted development	<b>⊘</b> View <b>≥</b> Download
1 Declaration about Commencement Certificate	● View

1 Commencement Certificates / NA Order for plotted development	
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 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 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	
1 Annual Audit Report of Statutory CA (For <mark>m 5) (FY</mark> 2017-18)	Not Uploaded
1 Annual Audit Report of Statutory CA (For <mark>m 5) (FY</mark> 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
2 Proforma of the allotment letter and agreement for sale	● View
3 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 – Legal	Not Uploaded
1 Other – Finance	Not Uploaded
1 Other – Technical	Not Uploaded