# **MahaRERA Application**

#### **General Information**

**Information Type** 

Other Than Individual

### Organization

Name BLACKPLINTH REALTORS

**PVT LTD** 

Organization Type Company

**Description For Other Type** 

NA

Organization

Do you have any Past

Experience ?

No

### **Address Details**

Block Number C/62, 9TH FLOOR Building Name VIBGYOR TOWER

Street Name BANDRA KURLA COMPEX Locality BANDRA

Land mark BKC State/UT MAHARASHTRA

DivisionKonkanDistrictMumbai Suburban

Taluka Kurla Village Kurla

**Pin Code** 400051

#### **Organization Contact Details**

Office Number 02225221211

Website URL

#### **Past Experience Details**

#### **Member Information**

| Member Name    | Designation          | Photo               |
|----------------|----------------------|---------------------|
| AALEKH CHANDAN | Authorized Signatory | ▼ View Photo        |
| HARESH CHANDAN | Director             | ● View Photo        |
| MITESH KOTHARI | Director             |                     |
| KAMLESH MEHTA  | Director             | <b>⊘</b> View Photo |

### **Project**

Project Name (Mention as per Sanctioned Plan)

THE SHIVRAM CHS LTD

**Project Status** 

**New Project** 

Proposed Date of Completion 31/12/2025

| Litigations related to the project ?  | No                                  | Project Type  | Residential     |
|---|-------------------------------------|---|-----------------|
| Are there any Promoter(Land<br>Owner/ Investor) (as defined<br>by MahaRERA Order) in the<br>project ? | Yes                                 |   |                 |
| File/reference no. of planning authority  |                                     |   |                 |
| Plot Bearing No / CTS no /<br>Survey Number/Final Plot no.  | 1102, 1103, 1104 AND 1050<br>PART A | Boundaries East   | CTS NO 1101     |
| Boundaries West   | ROAD                                | Boundaries North  | CTS NO 1045     |
| Boundaries South  | ROAD                                | State/UT  | MAHARASHTRA     |
| Division  | Konkan                              | District  | Mumbai Suburban |
| Taluka  | Kurla                               | Village   | Kurla           |
| Street  | DEVI DAYAL ROAD                     | Locality  | MULUND WEST     |
| Pin Code  | 400080                              | Total Plot/Project area (sqmts)   | 6495            |
| Total Number of Proposed<br>Building/Wings (In the<br>Layout/Plot)                                    |                                     | Is project plan sanctioned by MCGM?   | No              |
| Number of Sanctioned<br>Building out of Above<br>Proposed Count Applied for<br>this Registration      | 2                                   | Proposed But Not Sanctioned<br>Buildings Count  | 0               |
| Total Recreational Open<br>Space as Per Sanctioned<br>Plan  | 1214.51                             |   |                 |
| FSI Details   |                                     |   |                 |
| Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)                     | 16296.74                            | Built-up-Area as per<br>Proposed FSI (In sqmts) (<br>Proposed but not sanctioned)<br>(As soon as approved, should<br>be immediately updated in<br>Approved FSI) | 3358.98         |
| Permissible Total FSI of Plot<br>(Permissible Built-up Area)  | 19655.72                            |   |                 |
| Bank Details  |                                     |   |                 |
| Bank Name   | HDFC BANK                           |   |                 |

Bank Name HDFC BANK
IFSC Code HDFC0000835

## Promoter(Land Owner/ Investor) Details

| Project Name           |   |           | Type of Agreement/<br>Arrangement |            | VIEW | Status            |        |
|------------------------|---|-----------|-----------------------------------|------------|------|-------------------|--------|
| THE SHIVRAM<br>CHS LTD | SHIVRAM CO-OPERATIVE<br>HOUSING SOCIETY LIMITED | Societies |                                   | Area Share |      | ● View Details    | Active |
|                        |   | Sr No.    | Document Name                     |            | View |                   |        |
|                        |   | 1         | Upload Agreement / MoU Copy       |            | View | <b>≛</b> Download |        |

| 3 Declaration in Form B | 2 | Upload Agreement / MoU Copy | ✓ View |
|-------------------------|---|-----------------------------|--------|
|                         | 3 | Declaration in Form B       | ● View |

### **Project Details**

| Name                            | Proposed | Booked | WorkDone(In %) |
|---------------------------------|----------|--------|----------------|
| Number of Garages ( In Numbers) | 0        | 0      | 0              |
| Covered Parking ( In Numbers)   | 267      | 0      | 0              |

## **Development Work**

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

## **Building Details**

| Sr.No. | Project<br>Name           | Name (Also<br>mention<br>identification of<br>building/wing/other<br>as per approved<br>plan) | Proposed<br>Date of<br>Completion | Number of<br>Basement's | Number<br>of<br>Plinth | Number<br>of<br>Podium's | Number of<br>Sanctioned<br>Floors | Number<br>of Stilts | Total no. of<br>open<br>Parking as<br>per<br>Sanctioned<br>Plan (4-<br>wheeler+2-<br>Wheeler) | Number<br>of<br>Closed<br>Parking |
|--------|---------------------------|---|-----------------------------------|-------------------------|------------------------|--------------------------|-----------------------------------|---------------------|---|-----------------------------------|
| 1      | THE<br>SHIVRAM<br>CHS LTD | WING A  | 31/12/2025                        | 0                       | 1                      | 3                        | 30                                | 1                   | 16  | 124                               |

| Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment |
|--------|----------------|------------------------|---------------------|----------------------------|
| 1      | TYPE 1         | 197.93                 | 8                   | 0                          |
| 2      | TYPE 2         | 161.95                 | 24                  | 0                          |
| 3      | TYPE 3         | 260.39                 | 2                   | 0                          |

| Sr.No. | Tasks / Activity  | Percentage of Work |
|--------|---|--------------------|
| 1      | Excavation  | 15                 |
| 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<br>Name           | Name (Also<br>mention<br>identification of<br>building/wing/other<br>as per approved<br>plan) | Proposed<br>Date of<br>Completion | Number of<br>Basement's | Number<br>of<br>Plinth | Number<br>of<br>Podium's | Number of<br>Sanctioned<br>Floors | Number<br>of Stilts | Total no. of<br>open<br>Parking as<br>per<br>Sanctioned<br>Plan (4-<br>wheeler+2-<br>Wheeler) | Number<br>of<br>Closed<br>Parking |
|--------|---------------------------|---|-----------------------------------|-------------------------|------------------------|--------------------------|-----------------------------------|---------------------|---|-----------------------------------|
| 2      | THE<br>SHIVRAM<br>CHS LTD | WING B  | 31/12/2025                        | 0                       | 1                      | 3                        | 32                                | 1                   | 16  | 1                                 |

| Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment |
|--------|----------------|------------------------|---------------------|----------------------------|
| 1      | TYPE 6         | 61.43                  | 7                   | 0                          |
| 2      | TYPE 7         | 59.7                   | 4                   | 0                          |
| 3      | TYPE 8         | 61.76                  | 3                   | 0                          |
| 4      | TYPE 9         | 85.79                  | 5                   | 0                          |
| 5      | TYPE 10        | 86.94                  | 4                   | 0                          |
| 6      | TYPE 1         | 86.77                  | 4                   | 0                          |
| 7      | TYPE 2         | 114.22                 | 2                   | 0                          |
| 8      | TYPE 3         | 94.34                  | 1                   | 0                          |
| 9      | TYPE 4         | 48.18                  | 2                   | 0                          |
| 10     | TYPE 5         | 59.38                  | 5                   | 0                          |
| 11     | TYPE 11        | 68.29                  | 10                  | 0                          |
| 12     | TYPE 12        | 87.89                  | 3                   | 0                          |

| Sr.No. | Tasks / Activity  | Percentage of Work |
|--------|---|--------------------|
| 1      | Excavation  | 15                 |
| 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    |
|---------------------|--------------------------|----------------------|
| JRSM AND ASSOCIATES | NA                       | Chartered Accountant |
| SURA & ASSOCIATES   | NA                       | Engineer             |
| DILIP SANGHVI       | NA                       | Architect            |

## **Litigations Details**

No Records Found

### **Uploaded Documents**

| Document Name  | Uploaded Document |
|--|-------------------|
| 1 Copy of the legal title report                                       | View              |
| 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)                          |                   |
| 1 Building Plan Approval / NA Order for plotted development            |                   |
| 1 Commencement Certificates / NA Order for plotted development         | View              |
| 1 Declaration about Commencement Certificate                           | View              |
| 1 Declaration in FORM B  |                   |
| 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 (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 2021-22)  | Not Uploaded |
| 1 Proforma of the allotment letter and agreement for sale  |              |
| 1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development | Not Uploaded |
| 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  | ▼ View       |
| 2 Other – Legal  |              |
| 3 Other – Legal  | ● View       |
| 4 Other – Legal  | ● View       |
| 1 Other – Finance  | Not Uploaded |
| 1 Other – Technical  | Not Uploaded |
| 1 Foreclosure of the Project   | Not Uploaded |
| 1 Deviation Report with respect to model copy of Agreement   | ● View       |
| 1 Deviation Report with respect to Allotment letter  |              |