

# MahaRERA Application

## General Information

Information Type Other Than Individual

## Organization

Name Raheja Universal (Pvt.) Ltd.  
Organization Type Company Description For Other Type Organization NA  
Do you have any Past Experience ? Yes

## Address Details

Block Number 5th Floor Building Name Raheja Centre Point  
Street Name 294, CST Road Locality Kalina, Santacruz (East)  
Land mark Next to Kalina University State/UT MAHARASHTRA  
Division Konkan District Mumbai Suburban  
Taluka Andheri Village Andheri  
Pin Code 400098

## Organization Contact Details

Office Number 02266414141

Website URL

## 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 Apartments	Original Proposed Date of Completion	Actual Date of Completion
1	Raheja Reflections - Odyssey	Residential	NA	546.19	Kandivali East Mumbai	168/6	1	62	2017-01-31	2017-04-11
2	Raheja Reflections - Eternity	Residential	NA	1434.79	Kandivali East Mumbai	168/6	1	229	2016-03-31	2016-03-23
3	Raheja Waterfront - Atlantic	Residential	NA	1505.40	Kulai Manglore	SY No 26/P	1	228	2014-12-31	2016-03-02
4	Raheja Xion	Commercial	NA	3040.66	Byculla - Mumbai	2/708	1	12	2013-04-30	2013-04-17
5	Raheja	Residential	NA	11324.2	Goregaon	213-	1	278	2017-03-31	2017-04-24

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
	Ridgewood				East - Mumbai	A/1B/1 TO 213-A/1B/3				
6	Raheja Waterfront - Pacific	Residential	NA	1505.40	Kulai - Mangalore	SY No - 26/P	1	292	2014-12-31	2017-04-26
7	Raheja Reflection Plaza	Commercial	NA	540.4	Kandivali East	168/5	1	1	2012-02-23	2012-02-23
8	Raheja Reflections - Serenity	Residential	NA	1119.46	Kandivali East	168/6	1	256	2014-05-31	2014-10-01
9	Raheja Exotica - Amalfi Sicily and Capri - Phase - III	Residential	NA	2009.89	Madh Island - Malad West	2053-C, 2053-C/1	3	311	2013-04-30	2014-06-27
10	Tesla Building No 1 - Formerly known as EDISON	Industrial	NA	9240.61	Juinagar - Navi Mumbai	GEN-2/1/C Part	1	259	2018-04-20	2018-04-20
11	Raheja Exotica - Sorento 5A	Residential	NA	996.48	Madh Island - Malad West	2053-C/1	1	211	2017-10-31	2017-04-27
12	Raheja Exotica - Sorento 5B	Residential	NA	754.52	Madh Island - Malad West	2053-C/1	1	165	2017-10-31	2017-04-27
13	Tesla Building No 1 - Formerly known as EDISON	Industrial	NA	9240.61	Juinagar - Navi Mumbai	GEN-2/1/C/ part	1	259	2018-04-20	2018-04-20

## Member Information

Member Name	Designation	Photo
Chetan Balvantrai Valia	Authorized Signatory	<a href="#">View Photo</a>
Harmesh Shyamlal Madhyani	Authorized Signatory	<a href="#">View Photo</a>

## Project

<b>Project Name (Mention as per Sanctioned Plan)</b>	Raheja Exotica Siena	<b>Project Status</b>	New Project
<b>Proposed Date of Completion</b>	31/12/2028		

Litigations related to the project ?

No

Project Type

Residential

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

No

File/reference no. of planning authority

Sr No	Ward	Plot/CTS/Survey Number	File/Reference Number
1	P/N Ward	1965, 2053/ B, 2053/C,2053/C-1, 2053/D, 2053/E, 2055/B, 2055/C	CHE/9454/BP(WS)/AP/IOD/1/New

<b>Plot Bearing No / CTS no / Survey Number/Final Plot no.</b>	1965, 2053/ B, 2053/C,2053/C-1, 2053/D, 2053/E, 2055/B, 2055/C	<b>Boundaries East</b>	CTS 2094 and CTS 2060
<b>Boundaries West</b>	CTS 2094 and CTS 2060	<b>Boundaries North</b>	CTS 2094 and CTS 2060
<b>Boundaries South</b>	CTS 2094 and CTS 2060	<b>State/UT</b>	MAHARASHTRA
<b>Division</b>	Konkan	<b>District</b>	Mumbai Suburban
<b>Taluka</b>	Borivali	<b>Village</b>	Borivali
<b>Street</b>	Madh Marve Road	<b>Locality</b>	Malad
<b>Pin Code</b>	400061	<b>Total Plot/Project area (sqmts)</b>	988.00
<b>Total Number of Proposed Building/Wings (In the Layout/Plot)</b>	1	<b>Is project plan sanctioned by MCGM?</b>	Yes
<b>Number of Sanctioned Building out of Above Proposed Count Applied for this Registration</b>	1	<b>Proposed But Not Sanctioned Buildings Count</b>	0
<b>Total Recreational Open Space as Per Sanctioned Plan</b>	0		

### FSI Details

<b>Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)</b>	13062	<b>Built-up-Area as per Proposed FSI (In sqmts) ( Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)</b>	9040
<b>Permissible Total FSI of Plot (Permissible Built-up Area)</b>	22102.00		

### Bank Details

<b>Bank Name</b>	Jammu and Kashmir Bank
<b>IFSC Code</b>	JAKA0BANDRA

### Project Details

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

Covered Parking ( In Numbers)	0	0	0
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## Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	to be shared with other phases in the Layout
Water Conservation, Rain water Harvesting :	YES	0	to be shared with other phases in the Layout
Energy management :	YES	0	to be shared with other phases in the Layout
Fire Protection And Fire Safety Requirements :	YES	0	as per CFO norms
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	to be shared with other phases in the Layout
Aggregate area of recreational Open Space :	YES	0	to be shared with other phases in the Layout
Open Parking :	NO	0	NA
Water Supply :	YES	0	will be provided by MCGM
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	to be shared with buildings of other phases
Storm Water Drains :	YES	0	to be shared with other phases in the Layout
Landscaping & Tree Planting :	YES	0	to be shared with other phases in the Layout
Street Lighting :	YES	0	to be shared with other phases in the Layout
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	to be shared with other phases in the Layout
Solid Waste Management And Disposal :	YES	0	to be shared with other phases in the Layout

## 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	Raheja Exotica Siena	Raheja Exotica Siena	31/12/2028	2	1	0	25	1	0	1																				
		<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>333</td> <td>332</td> <td>0</td> </tr> <tr> <td>2</td> <td>2BHK</td> <td>624</td> <td>62</td> <td>0</td> </tr> </tbody> </table>		Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	1BHK	333	332	0	2	2BHK	624	62	0												
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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
Kamal Khemani	NA	Architect
Dinesh Jain	NA	Chartered Accountant
Mahesh Lalla	NA	Engineer

## 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>
1 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>
2 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)	<a href="#">View</a> <a href="#">Download</a>
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 Disclosure of sold/ booked inventory	<b>Not Uploaded</b>
1 CERSAI details	<a href="#">View</a> <a href="#">Download</a>

2 CERSAI details	<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 the allotment letter and agreement for sale	<a href="#">View</a> <a href="#">Download</a>
2 Proforma of the allotment letter and agreement for sale	<a href="#">View</a> <a href="#">Download</a>
1 Architect's Certificate on Completion of Project (Form 4)	<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>