

MAHA-RERA Application

General Information

Information Type Other Than Individual

Organization

Name Adhiraj Constructions Private Limited
Organization Type Company
Description For Other Type Organization NA
Do you have any Past Experience ? Yes

Address Details

Block Number 303 Building Name Sharda Chambers
Street Name Vitthaldas Thackersey Marg Locality 15, New Marine Lines
Land mark Behind Income Tax Office State Maharashtra
Division Konkan District Mumbai City
Taluka Mumbai City Village Mumbai City
Pin Code 400020

Organization Contact Details

Office Number 02227761030
Website URL adhiraj.co.in

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 | Cypress | Residential | NA | 6075.73 | Adhiraj Gardens Sector 5 Plot No. 32 Kharghar Navi Mumbai | 32 | 1 | 83 | 2015-06-30 | 2016-06-28 |
| 2 | Cypress Aqua | Residential | NA | 12450 | Adhiraj Gardens Sector 5 Plot No. 32 Kharghar Navi Mumbai | 32 | 2 | 184 | 2016-03-31 | 2017-03-09 |

Member Information

| Member Name | Designation | Photo |
|--------------------|----------------------|----------------------------|
| Kunj Behari Gupta | Authorized Signatory | View Photo |
| Brij Bhushan Gupta | Authorized Signatory | View Photo |

Project

| | | | |
|---|--------------------------|--|------------------|
| Project Name | Adhiraj Samyama Tower 2B | Project Status | On-Going Project |
| Proposed Date of Completion | 31/12/2019 | Revised Proposed Date of Completion | 31/12/2020 |
| Litigations related to the project ? | Yes | Project Type | Residential |
| Are there any Co-Promoters (as defined by MahaRERA Order) in the project ? | No | | |
| Plot Bearing No / CTS no / Survey Number/Final Plot no. | 86 Part | Boundaries East | Survey no 88 |
| Boundaries West | Survey no 92 | Boundaries North | Survey no 91-3 |
| Boundaries South | Survey no 85 | State | Maharashtra |
| Division | Konkan | District | Raigarh |
| Taluka | Panvel | Village | Rohinjan |
| Pin Code | 410208 | Area(In sqmts) | 1120 |
| Total Building Count | 1 | | |
| Sanctioned Buildings Count | 1 | Proposed But Not Sanctioned Buildings Count | 0 |
| Aggregate area(In sqmts) of recreational open space | 0 | | |

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) | 461.56 | Built-up-Area as per Approved FSI (In sqmts) | 22588.44 |
| TotalFSI | 23050.00 | | |

Project Details

| Name | Proposed | Booked | WorkDone(In %) |
|---------------------------------|----------|--------|----------------|
| Number of Garages (In Numbers) | 0 | 0 | 0 |
| Covered Parking (In Numbers) | 324 | 225 | 18 |

Development Work

| Common areas And Facilities, Amenities | Available | Percent | Details |
|--|-----------|---------|---------|
|--|-----------|---------|---------|

| | | | |
|---|-----|---|---|
| Internal Roads & Footpaths : | YES | 0 | Part of whole project part ready before OC |
| Water Supply : | YES | 0 | connection before OC |
| Sewerage (Chamber, Lines, Septic Tank , STP) : | YES | 0 | connection before oc |
| Storm Water Drains : | YES | 0 | connection before oc |
| Landscaping & Tree Planting : | YES | 0 | Part of whole project part ready before OC |
| Street Lighting : | YES | 0 | Part of whole project part ready before OC |
| Energy management : | YES | 0 | provision before OC |
| Fire Protection And Fire Safety Requirements : | YES | 0 | Completion before OC |
| Electrical Meter Room, Sub-Station, Receiving Station : | YES | 0 | Connection to sub stn before oc |
| Aggregate area of recreational Open Space : | YES | 0 | 2430 sqm as Part of whole project ready before OC |
| Open Parking : | NO | 0 | NA |
| Terrace Lounge : | YES | 0 | 10 nos before OC |
| Community Buildings : | NO | 0 | NA |
| Treatment And Disposal Of Sewage And Sullage Water : | YES | 0 | provision before OC |
| Solid Waste Management And Disposal : | YES | 0 | provision before OC |
| Water Conservation, Rain water Harvesting : | YES | 0 | provision before OC |

Building Details

| Sr.No. | Project Name | Name | Number of Basement's | Number of Plinth | Number of Podium's | Number of Slab of Super Structure | Number of Stilts | Number of Open Parking | Number of Closed Parking |
|--------|--------------------------|------|----------------------|------------------|--------------------|-----------------------------------|------------------|------------------------|--------------------------|
| 1 | Adhiraj Samyama Tower 2B | 2B | 0 | 1 | 0 | 56 | 0 | 0 | 0 |

| Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment |
|--------|----------------|------------------------|---------------------|----------------------------|
| 1 | 1BHK | 43.97 | 50 | 35 |
| 2 | 2BHK | 63.48 | 58 | 22 |
| 3 | 2BHK | 60.47 | 40 | 35 |
| 4 | 2BHK | 61.32 | 60 | 55 |
| 5 | 2BHK | 62.16 | 56 | 50 |
| 6 | 2BHK | 65.06 | 60 | 28 |

| Sr.No. | Tasks / Activity | Percentage of Work |
|--------|---|--------------------|
| 1 | Excavation | 100 |
| 2 | X number of Basement(s) and Plinth | 100 |
| 3 | X number of Podiums | 0 |
| 4 | Stilt Floor | 0 |
| 5 | X number of Slabs of Super Structure | 65 |
| 6 | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises | 20 |

| | | |
|----|---|---|
| 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 |
|---|--------------------------|---------------------|
| Satyendra Kumar | A52000001525 | Real Estate Agent |
| MEHUL JAYBHARAT BADANI | A52000000939 | Real Estate Agent |
| Alok Rajendra Prasad Singh | A51700002592 | Real Estate Agent |
| MANISH K TALREJA | A52000000368 | Real Estate Agent |
| MANISH KUMAR THAKUR | A52000000298 | Real Estate Agent |
| Mukul Manohar Naik | A51700000274 | Real Estate Agent |
| Destimoney Distribution And Advisory Services Private Limited | A51900000500 | Real Estate Agent |
| 360 REALTORS LLP | A51900000246 | Real Estate Agent |
| Spaceage Consultants | NA | Architect |
| Optimal Consultancy Services Pvt Ltd | NA | Structural Engineer |

Litigations Details

| Project Name | Court Name | Case Number | Case Type | Preventive/Injunction/Interim Order is Passed? | Petition Name | Year | Present Status | Documents |
|--------------------------|------------------------|-------------|-----------|--|---------------|------|----------------|-----------|
| Adhiraj Samyama Tower 2B | Senior Division Panvel | 653 | Civil | No | Suit | 2007 | Pending | NA |
| Adhiraj Samyama Tower 2B | Senior Division Panvel | 75 | Civil | No | Suit | 2014 | Pending | NA |

Uploaded Documents

| Document Name | Uploaded Document |
|---|----------------------|
| Declaration in FORM B | View |
| Building Plan Approval (IOD) | View |
| Copy of Layout Approval (in case of layout) | View |
| Copy of Layout Approval (in case of layout) | View |
| Copy of the legal title report | View |

| | |
|---|----------------------|
| Copy of the legal title report | View |
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| Copy of the legal title report | View |
| Copy of the legal title report | View |
| Copy of the legal title report | View |
| Details of encumbrances | View |
| Proforma of the allotment letter and agreement for sale | View |
| Proforma of the allotment letter and agreement for sale | View |
| Commencement Certificates | Not Uploaded |

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