

MAHA-RERA Application

General Information

Information Type Other Than Individual



Organization

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

Address Details

Block Number 702 Building Name Natraj By Rustomjee
Street Name M V Road Junction , Western Express Highway Locality Andheri East
Land mark Opp WEH Metro Station State Maharashtra
Division Konkan District Mumbai Suburban
Taluka Andheri Village Andheri
Pin Code 400069

Organization Contact Details

Office Number 02266766888
Website URL www.rustomjeeurbania-thane.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	Rustomjee Azziano ABC	Others	Residential & Retail	10262.38	Rustomjee Urbania Eastern Express Hwy Majiwada Junction Thane West - 400601	Survey No 14/1pt15/2pt15/3pt15/4pt15/5pt16/2apt16/316/416/5pt16/6pt17/3pt17/4apt17/5pt17/6apt	3	431	2016-12-31	2016-03-2
2	Rustomjee Atelier	Others	Residential & Retail	7200	Rustomjee Urbania Eastern Express Hwy Majiwada Junction Thane West - 400601	Survey No 14/1pt15/1pt15/3pt15/5pt of village MajiwadeThane	4	310	2016-06-30	2016-03-2
3	Rustomjee Acura	Residential	NA	14837.5	Rustomjee Urbania Eastern Express Hwy Majiwada Junction Thane West - 400601	Survey No 54/1pt54/254/354/455/1pt55/2pt55/3pt55/455/5 of village MajiwadeThane	5	600	2013-12-31	2014-10-1
4	Rustomjee Astraea	Residential	NA	4377.15	Rustomjee Urbania Eastern Express Hwy Majiwada Junction Thane West - 400601	Survey No 20/2/120/3/121pt of village MajiwadeThane	2	106	2009-12-31	2014-01-1

Member Information

Member Name	Designation	Photo
Mr Anupam Verma	Authorized Signatory	View Photo
Vishal Kokadwar	Authorized Signatory	View Photo

Project

Project Name	Rustomjee Azziano Wing F	Project Status	On-Going Project
Proposed Date of Completion	31/12/2016	Revised Proposed Date of Completion	31/03/2019
Litigations related to the project ?	Yes	Project Type	Residential
Are there any Co-Promoters (as defined by MahaRERA Order) in the project ?	Yes		
Plot Bearing No / CTS no / Survey Number/Final Plot no.	49/1,2,3 , 50/1a,2,3 , 51/1,2,3,4 pt ,5 pt, 53/2/3,383pt	Boundaries East	19D 12M 29point50S N - 72D 59M 18point37S E
Boundaries West	19D 12M 29point31S N - 72D 59M 17point70S E	Boundaries North	19D 12M 30point07S N - 72D 59M 17point90S E
Boundaries South	19D 12M 28point84S N - 72D 59M 18point20S E	State	Maharashtra
Division	Konkan	District	Thane
Taluka	Thane	Village	Thane (M Corp.)
Pin Code	400601	Area(In sqmts)	568.30
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)	0	Built-up-Area as per Approved FSI (In sqmts)	13581.04
TotalFSI	13581.04		

Co-Promoter Details

Project Name	Promoter Name	Co-Promoter Type	Type of Agreement/ Arrangement	Office Number	Other Details
Rustomjee Azziano Wing F	Transcon Seth Creators Pvt Ltd	Company	Revenue Share	02242005300	Address : Hallmark Business Plaza ,1201-04 , 12th Floor ,Sant Dyaneshwar Marg ,Kalanagar Bandra East ,Near Gurunanak Hospital ,Division :Konkan ,District :Mumbai Suburban ,Taluka :Kurla ,Village :Kurla ,400051 ,MAHARASHTRA
Rustomjee Azziano Wing F	KMD Enterprises	Partnership	Revenue Share	02221027711	Address : Meghdoot , Damji Shamji Shah Group ,Meghdoot ,Vallabh Baug Lane ,Ghatkopar East ,Damji Shamji Shah Chowk ,Division :Konkan ,District :Mumbai Suburban ,Taluka :Kurla ,Village :Kurla ,400077 ,MAHARASHTRA
Rustomjee Azziano Wing F	Vijay Singh Verma	Others	Revenue Share	02242005300	Address : Mayfair Bliss ,601 ,Plot No 112 , 7th Road ,Khar West ,7th Road Khar ,Division :Konkan ,District :Mumbai Suburban ,Taluka :Andheri ,Village :Andheri ,400052 ,MAHARASHTRA
Rustomjee Azziano Wing F	MNP Associates	Partnership	Revenue Share	02242005300	Address : Jethwa Niwas ,Plot No 274/9 ,Road No 12 , ,Goregaon West ,Jawahar Nagar ,Division :Konkan ,District :Mumbai Suburban ,Taluka :Andheri ,Village :Andheri ,400062 ,MAHARASHTRA
Rustomjee Azziano Wing F	Manish Shah	Individual	Revenue Share	02222612055	Address : Mangrol Mansion ,Office No 213 First Floor ,Gunbow Street ,Fort ,Fort ,Division :Konkan ,District :Mumbai City ,Taluka :Mumbai City ,Village :Mumbai City ,400001 ,MAHARASHTRA

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	221	165	50

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	35	Fire tender & Other Drive ways

Water Supply :	YES	60	Connection from ESR to UG Tank
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	22	STP RCC work commenced
Storm Water Drains :	YES	75	SWD RCC Work & Covers fixing WIP
Landscaping & Tree Planting :	YES	0	Tree Plantation on Podium & Ground level RG
Street Lighting :	YES	0	Lights at Ground & Podium Level
Business center / Meeting rooms (2 nos) :	YES	0	Will be delivered with wing K
Energy management :	YES	0	Solar Panels at terrace level as per MoEF
Solid Waste Management And Disposal :	YES	0	OWC Unit to be installed
Electrical Meter Room, Sub-Station, Receiving Station :	YES	60	Meter room & Substation WIP
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Spa Air conditioned spa with two treatment rooms and attached restroom. :	YES	0	Will be delivered with wing H
Party hall Capacity 100-120 pax, A.C. , with service pantry facility light & sound arrangement :	YES	0	Will be delivered with Wing I / J
Community Buildings :	NO	0	NA
Mini theatre Air conditioned preview theatre for 12-16 seating. :	YES	0	Will be delivered with wing I
Library / Reading Room Airconditioned space provided for reading & interaction. :	YES	0	Will be provided with Wing K
Leons world Enclosed Kids Activity Area :	YES	0	Will be delivered with wing J
Café Airconditioned cafe for 20 to 25 seating , with a service pantry. :	YES	0	Will be delivered with wing H
Kid's play area Semi-Open Kids Play Area :	YES	0	Will be delivered with wing J
Senior citizens relaxation area Semi Covered with resting benches / recliners :	YES	0	Will be delivered with Wing I
Water Conservation, Rain water Harvesting :	YES	75	RWH drains and chambers WIP
Minigolf Semiopen golf practice area in buiding foot print :	YES	0	Will be delivered with wing F
Changing rooms with Showers :	YES	0	Will be delivered with wing H
Gymnasium Air conditioned work out area adm 222 sq. mtr. with cardio & strength equipments :	YES	0	Will be delivered with Wing F / G
Indoor game zone Airconditioned space for pool, table tennis and board games like chess & carrom :	YES	0	Will be delivered with Wing H
Treatment And Disposal Of Sewage And Sullage Water :	YES	8	STP work in progress.
Prefunction area Guests Welcome Lounge for party hall :	YES	0	Will be delivered with Wing I / J
Fire Protection And Fire Safety Requirements :	YES	30	Fire fighting works at Podium and Ground level

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	Rustomjee Azziano Wing F	Rustomjee Azziano Wing F	0	1	0	36	0	0	0
Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment					
1	2 BHK TYPE 1	66.86	35	33					
2	2 BHK Type 2	60.07	36	36					
3	2 BHK Type 3	66.40	35	30					
4	2 BHK Type 4	64.65	35	16					
5	2 BHK Type 5	60.07	25	21					
6	2 BHK Type 6	65.06	35	29					
Sr.No.	Tasks / Activity	Percentage of Work							
1	Excavation	100							
2	X number of Basement(s) and Plinth	100							
3	X number of Podiums	100							
4	Stilt Floor	0							
5	X number of Slabs of Super Structure	100							
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	80							
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	35							
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	76							
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	83							
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	19							

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type
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Haresh Lokumal Serai	A5180000504	Real Estate Agent
AROSH K JOHN MATHEW	A5170000403	Real Estate Agent
NARESH KUMAR BHATT	A5180000291	Real Estate Agent
Mumbai Property Exchange Pvt Ltd	A5190000211	Real Estate Agent
JM Financial Products Limited	A5190000277	Real Estate Agent
JONES LANG LASALLE RESIDENTIAL PRIVATE LIMITED	A5190000108	Real Estate Agent
360 REALTORS LLP	A5190000246	Real Estate Agent
PRAKASH R CHACHLE	A5170000556	Real Estate Agent
Naresh Ochiram Haseja	A5170000542	Real Estate Agent
Saurabh Warman	A5170000124	Real Estate Agent
Proponline Business Solutions Pvt Ltd	A5170000287	Real Estate Agent
VIVEK THAKURPRASAD SINGH	A5170000957	Real Estate Agent
Adhik Balu Mahajan	A51700001096	Real Estate Agent
Viren Sureshkumar Shah	A5170000085	Real Estate Agent
Haresh Lokumal Serai	A5180000504	Real Estate Agent
MARKETING SPACE PRIVATE LIMITED	A5170000595	Real Estate Agent
ELARA MARKETING SERVICES PRIVATE LIMITED	A5170000030	Real Estate Agent
Biju Reghu	A5170000125	Real Estate Agent
Ritesh Gulab Chand Gupta	A5170000406	Real Estate Agent
Aarti Bhuvan Sharma	A51700001509	Real Estate Agent
PropSolution	A51700001536	Real Estate Agent
CHURUWALA HOMES LLP	A5180000197	Real Estate Agent
NARESH KUMAR BHATT	A5180000291	Real Estate Agent
SANTOSH M RATHOD	A5180000297	Real Estate Agent
Kapil Ramsharan Arora	A5180000438	Real Estate Agent
ICICI Home Finance Company Limited	A5180000727	Real Estate Agent
SIPPY HOUSING	A51800001161	Real Estate Agent
HIGHRISE ESTATES	A51800001296	Real Estate Agent
DHM ESTATES	A5190000980	Real Estate Agent
Civil Contractor Talib & Shamshi Constructions Pvt Ltd.	NA	Contractor
Electrical work Contractor SEW Engineering (India) Pvt Ltd.	NA	Contractor
Elevator Contractor Schindler India Pvt Ltd	NA	Contractor
Plumbing Works Contractor Mata Enterprises	NA	Contractor
Water Proofing Works Contractor Pioneer Waterproofing Company	NA	Contractor
Structural Engineer STERLING ENGINEERING CONSULTANCY SERVICES PVT. LTD	NA	Structural Engineer
Concept Architect Ar Hafeez Contractor	NA	Architect
Liason Architect M/s Manish Savant	NA	Architect
MEP & Fire Fighting Engineers / Consultants	NA	Other

Litigations Details

Project Name	Court Name	Case Number	Case Type	Preventive/Injunction/Interim Order is Passed?	Petition Name	Year	Present Status	Documents
Rustumjee Azziano Wing F	Thane Civil Court	56	Civil	No	Suit	2016	Matter is placed for Argument	NA
Rustumjee Azziano Wing F	High Court Mumbai	7917	Civil	Yes	Writ Petition	2016	Pre Admission	View
Rustumjee Azziano Wing F	Sub divisional Officer	30	Others	Yes	Appeal	2017	Matter is closed for final order	View
Rustumjee Azziano Wing F	Thane Civil Court	969	Civil	No	Suit	2016	Notice Unready	NA
Rustumjee Azziano Wing F	High Court Mumbai	449	Civil	Yes	Writ Petition	2017	Pre Admission	View
Rustumjee Azziano Wing F	Thane Civil Court	56	Civil	Yes	Suit	2014	Pending for Framing of Issues	View
Rustumjee Azziano Wing F	Sub divisional Officer	249	Others	No	Appeal	2016	Matter is placed for final argument	NA

Uploaded Documents

Document Name	Uploaded Document
Details of encumbrances	View
Copy of Layout Approval (in case of layout)	View

Commencement Certificates	View
Copy of the legal title report	View
Building Plan Approval (IOD)	View
Proforma of the allotment letter and agreement for sale	View
Declaration in FORM B	View

[Back](#)

