## **MAHA-RERA Application**

#### **General Information**

Information Type Other Than Individual

#### **Organization**

Name Kalpataru Properties (Thane)

Pvt. Ltd.

Organization Type Company

**Description For Other Type** 

Organization

NA

Do you have any Past

Experience?

Yes

#### **Address Details**

**Block Number** 92 **Building Name** Kalpataru Synergy

Street Name Vakola Locality Santacruz East

Land markOpp Grand HyattStateMaharashtra

DivisionKonkanDistrictMumbai Suburban

Taluka Andheri Village Andheri

**Pin Code** 400055

#### **Organization Contact Details**

**Office Number** 02230645000

Website URL www.kalpataru.com

#### **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		Kalpataru Hills 1- ABCD and 2-BC	Residential	NA	17546	Kalpataru Hills Opp TikujiNiwadi Off Ghodbunder Road Thane W 400 610	Gut No 59D /4 of village Chitalsar Manpada Thane West	2	539	2016-03-31	2016-04-16
2		Siddhachal Phase VIII Bldg No 4	Residential	NA	10637.43	off Pokhran Road No2 Majiwade	S No 281/1 282/1/1 283/B1	1	100	2013-12-31	2013-10-15

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
					Thane West - 400 610.	284/1/2 287/1/1 287/1/4 of village Majiwade Thane west				
3	Siddhachal Elite Bldg No 1B	Residential	NA	8494	Off Pokhran Road No2 Majiwade Thane West - 400610	S Nos 297/2/2/D/1, 297/3D/1, 298/5C/1, 298/4A of village Majiwade at Thane West	1	79	2015-09-30	2015-12-01

#### **Member Information**

Member Name	Designation	Photo
Narendra Shantilal Lodha	Authorized Signatory	● View Photo
Amit Dhirendra Shah	Authorized Signatory	● View Photo

### **Project Project Name** Kalpataru Hills - Building 2A **Project Status** On-Going Project **Proposed Date of Completion** Revised Proposed Date of 31/12/2019 31/12/2021 Completion Litigations related to the Yes **Project Type** Residential project? Are there any Co-Promoters No (as defined by MahaRERA

Order) in the project ?			
Plot Bearing No / CTS no / Survey Number/Final Plot no.	Gut No. 59D/4 - part of village Chitalsar Manpada	Boundaries East	Adjacent to Wing 2B at Kalpataru Hills
Boundaries West	Gut No 59D-4-part of village Chitalsar Manpada	Boundaries North	Gut No 59D-4-part of village Chitalsar Manpada
Boundaries South	Gut No 59D-4-part of village Chitalsar Manpada	State	Maharashtra
Division	Konkan	District	Thane
Taluka	Thane	Village	Thane (M Corp.)
Pin Code	400610	Area(In sqmts)	534
Total Building Count	1		
Sanctioned Buildings Count	1	Proposed But Not Sanctioned Buildings Count	0
Aggregate area(In sqmts) of recreational open space	0		
ECI Deteile			

### **FSI Details**

**Built-up-Area as per** 200 **Built-up-Area as per** 7199

Proposed FSI (In sqmts) ( Proposed but not sanctioned) ( As soon as approved, should be immediately updated in Approved FSI)

**TotalFSI** 7399.00

## **Project Details**

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	233	76	0

# **Development Work**

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	100	Completed
Water Supply :	YES	32	Supply from local authority
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	89	Common for entire layout and STP completed
Storm Water Drains :	YES	78	Common for entire layout
Landscaping & Tree Planting :	YES	61	Common for entire layout
Street Lighting:	NO	0	NA
Aggregate area of recreational Open Space :	YES	61	4520 Sq Mtr Common for entire layout
Open Parking :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	YES	100	Completed
Water Conservation, Rain water Harvesting:	YES	100	Completed
Energy management :	YES	0	Shall be completed before possession
Common Basement and Podiums :	YES	100	Completed
NA:	NO	0	NA
NA:	NO	0	WIP
Club House, Swimming pool & other Recreation areas :	YES	96	Common club house and swimming pool completed
Fire Protection And Fire Safety Requirements :	YES	57	WIP
Electrical Meter Room, Sub-Station, Receiving Station :	YES	80	Electric Meter Room and Sub Station only
Solid Waste Management And Disposal :	YES	43	WIP
NA:	NO	0	NA

### **Building Details**

Name		Number of Basement's		Number of Podium's	Number of Slab of Super Structure	of Stilts	Number of Open Parking	Number of Closed Parking
Hills - Building -	Wing 2A - Pristine	1	1	2	20	1	0	233

Sr.No. | Apartment Type | Carpet Area (in Sqmts) | Number of Apartment | Number of Booked Apartment

1	3 BHK	6064.67	66	25
2	1BHK	260.05	7	3
3	1RK	316.82	7	3

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	100
5	X number of Slabs of Super Structure	5
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	1

# **Project Professional Information**

Professional Name	MahaRERA Certificate No.	Professional Type
M. B. Services	NA	Contractor
Mahimtura Consultants Pvt Ltd	NA	Structural Engineer
Universal Electricals	NA	Contractor
Saniya Enterprises	NA	Contractor
Sanjay Puri Architects	NA NA	Architect
Ideal Properties	A51700001298	Real Estate Agent
Manoj Kotwani Associates	A51700001311	Real Estate Agent
JONES LANG LASALLE RESIDENTIAL PRIVATE LIMITED	A51900000108	Real Estate Agent
Voltech	NA	Other
Integral Designs International	NA	Other
Dnyanesh Bhave	NA	Other
Shashi Deshmukh & Associates	NA	Architect

# **Litigations Details**

Project Name	Court Name			Preventive/Injunction/Interim Order is Passed?	Petition Name	Year	Present Status	Documents
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Kalpataru Hills Building 2A	Bombay High Court	83	Others	No	Writ Petition	2015	Pending	NA	
Kalpataru Hills Building 2A	Maharashtra Revenue Tribunal	3	Civil	No	Appeal	2017	Pending	NA	

## **Uploaded Documents**

Document Name	Uploaded Document
Details of encumbrances	<b>⊚</b> View
Copy of the legal title report	<b>⊚</b> View
Copy of Layout Approval (in case of layout)	<b>⊘</b> View
Building Plan Approval (IOD)	<b>⊘</b> View
Declaration in FORM B	<b>⊚</b> View
Proforma of the allotment letter and agreement for sale	<b>⊘</b> View
Commencement Certificates	Not Uploaded

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