

MahaRERA Application

General Information

Information Type Other Than Individual

Organization

Name Baysquare Constructions
Organization Type Partnership Description For Other Type Organization NA
Do you have any Past Experience ? No

Address Details

Block Number 2 Building Name Sunshine Apts
Street Name Tejpal Scheme Road No. 5 Locality Vile Parle (East)
Land mark Mumbai State/UT MAHARASHTRA
Division Konkan District Mumbai Suburban
Taluka Mumbai Village Greater Mumbai (M Corp.) (Part) (802794)
Pin Code 400057

Organization Contact Details

Office Number 09821654468

Website URL

Past Experience Details

Member Information

Member Name	Designation	Photo
Mohammed Hanif Momin	Authorized Signatory	View Photo
Mohammed Hanif Momin	Partner	View Photo
Naseem Mohammed Hanif Momin	Partner	View Photo

Project

Project Name (Mention as per Sanctioned Plan) The IVY Project Status New Project
Proposed Date of Completion 30/11/2025
Litigations related to the project ? No Project Type Others
Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ? Yes

File/reference no. of planning authority

Sr No	Ward	Plot/CTS/Survey Number	File/Reference Number
1	F/North	C.S.No.585/6 and 585A/6 Sion Division, Plot No.285 and 285A	CHE/CTY/4632/F/N/337(NEW)/CC/1/New

Plot Bearing No / CTS no / Survey Number/Final Plot no. C.S.No.585/6 and 585A/6 Sion Division, Plot No.285 and 285A Boundaries East Bound by Plot No 284 C S 584 oblique 6
Boundaries West Bound by 20 Passage to Plot No 288 C S No 588 Boundaries North Bound partly by Plot No 289 C S 589 oblique 6
Boundaries South Bound by 21 Mtrs Road No 22 State/UT MAHARASHTRA
Division Konkan District Mumbai City
Taluka Mumbai City Village Mumbai City
Street Shanmukhananda Hall Road No 22 Locality Near Gandhi Market, Sion(E)
Pin Code 400022 Total Plot/Project area (sqmts) 732.55
Total Number of Proposed Building/Wings (In the Layout/Plot) 1
Number of Sanctioned Building out of 1 Proposed But Not Sanctioned Buildings 0

Number of Sanctioned Building out of Above Proposed Count Applied for this Registration

Proposed but not Sanctioned Buildings Count

Total Recreational Open Space as Per Sanctioned Plan 0

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area) 2434.01

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

Permissible Total FSI of Plot (Permissible Built-up Area) 2434.01

Bank Details

Bank Name HDFC Bank Ltd
IFSC Code HDFC0000455

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status																																												
The IVY	Shri Navin Karamshi Mota	Individual	Area Share	View Details	Active																																												
		<table border="1"><thead><tr><th>Sr No.</th><th>Document Name</th><th>View</th></tr></thead><tbody><tr><td>1</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>2</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>3</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>4</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>5</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>6</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>7</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>8</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>9</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>10</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>11</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>12</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>13</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>14</td><td>Declaration in Form B</td><td>View Download</td></tr></tbody></table>	Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	View Download	2	Upload Agreement / MoU Copy	View Download	3	Upload Agreement / MoU Copy	View Download	4	Upload Agreement / MoU Copy	View Download	5	Upload Agreement / MoU Copy	View Download	6	Upload Agreement / MoU Copy	View Download	7	Upload Agreement / MoU Copy	View Download	8	Upload Agreement / MoU Copy	View Download	9	Upload Agreement / MoU Copy	View Download	10	Upload Agreement / MoU Copy	View Download	11	Upload Agreement / MoU Copy	View Download	12	Upload Agreement / MoU Copy	View Download	13	Upload Agreement / MoU Copy	View Download	14	Declaration in Form B	View Download		
Sr No.	Document Name	View																																															
1	Upload Agreement / MoU Copy	View Download																																															
2	Upload Agreement / MoU Copy	View Download																																															
3	Upload Agreement / MoU Copy	View Download																																															
4	Upload Agreement / MoU Copy	View Download																																															
5	Upload Agreement / MoU Copy	View Download																																															
6	Upload Agreement / MoU Copy	View Download																																															
7	Upload Agreement / MoU Copy	View Download																																															
8	Upload Agreement / MoU Copy	View Download																																															
9	Upload Agreement / MoU Copy	View Download																																															
10	Upload Agreement / MoU Copy	View Download																																															
11	Upload Agreement / MoU Copy	View Download																																															
12	Upload Agreement / MoU Copy	View Download																																															
13	Upload Agreement / MoU Copy	View Download																																															
14	Declaration in Form B	View Download																																															
The IVY	Jasuben Navin Mota	Individual	Area Share	View Details	Active																																												
		<table border="1"><thead><tr><th>Sr No.</th><th>Document Name</th><th>View</th></tr></thead><tbody><tr><td>1</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>2</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>3</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>4</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>5</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>6</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>7</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>8</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>9</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>10</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>11</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>12</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>13</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>14</td><td>Declaration in Form B</td><td>View Download</td></tr></tbody></table>	Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	View Download	2	Upload Agreement / MoU Copy	View Download	3	Upload Agreement / MoU Copy	View Download	4	Upload Agreement / MoU Copy	View Download	5	Upload Agreement / MoU Copy	View Download	6	Upload Agreement / MoU Copy	View Download	7	Upload Agreement / MoU Copy	View Download	8	Upload Agreement / MoU Copy	View Download	9	Upload Agreement / MoU Copy	View Download	10	Upload Agreement / MoU Copy	View Download	11	Upload Agreement / MoU Copy	View Download	12	Upload Agreement / MoU Copy	View Download	13	Upload Agreement / MoU Copy	View Download	14	Declaration in Form B	View Download		
Sr No.	Document Name	View																																															
1	Upload Agreement / MoU Copy	View Download																																															
2	Upload Agreement / MoU Copy	View Download																																															
3	Upload Agreement / MoU Copy	View Download																																															
4	Upload Agreement / MoU Copy	View Download																																															
5	Upload Agreement / MoU Copy	View Download																																															
6	Upload Agreement / MoU Copy	View Download																																															
7	Upload Agreement / MoU Copy	View Download																																															
8	Upload Agreement / MoU Copy	View Download																																															
9	Upload Agreement / MoU Copy	View Download																																															
10	Upload Agreement / MoU Copy	View Download																																															
11	Upload Agreement / MoU Copy	View Download																																															
12	Upload Agreement / MoU Copy	View Download																																															
13	Upload Agreement / MoU Copy	View Download																																															
14	Declaration in Form B	View Download																																															

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	44	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	Footpath
Water Conservation, Rain water Harvesting :	YES	0	Only Rain Water Harvesting
Energy management :	YES	0	Battery Backup for Lift
Fire Protection And Fire Safety Requirements :	YES	0	As per Fire NOC
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Only Electrical Meter Room
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	YES	0	As per Building Plan
Water Supply :	YES	0	Borewell and MCGM Water Connection after Completion
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Chamber Lines Septic Tank STP
Storm Water Drains :	NO	0	NA
Landscaping & Tree Planting :	YES	0	Landscape on Tree Planting
Street Lighting :	YES	0	Compound Wall Pole Lights
Community Buildings :	YES	0	Gym and Club House
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	NO	0	NA

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	The IVY	The IVY	30/11/2025	1	1	0	16	0	0	44																																																											
		<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>Shop</td><td>30.39</td><td>1</td><td>0</td></tr> <tr><td>2</td><td>Shop</td><td>36.96</td><td>1</td><td>0</td></tr> <tr><td>3</td><td>Shop</td><td>52.96</td><td>1</td><td>0</td></tr> <tr><td>4</td><td>3BHK</td><td>95.63</td><td>1</td><td>1</td></tr> <tr><td>5</td><td>Proff. Off</td><td>209.49</td><td>1</td><td>0</td></tr> <tr><td>6</td><td>Shop</td><td>67.23</td><td>1</td><td>1</td></tr> <tr><td>7</td><td>2BHK</td><td>68.97</td><td>11</td><td>11</td></tr> <tr><td>8</td><td>1BHK</td><td>29.86</td><td>5</td><td>3</td></tr> <tr><td>9</td><td>1BHK</td><td>37.11</td><td>5</td><td>3</td></tr> <tr><td>10</td><td>3BHK</td><td>75.56</td><td>2</td><td>1</td></tr> <tr><td>11</td><td>3BHK</td><td>79.92</td><td>1</td><td>1</td></tr> </tbody> </table>	Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	Shop	30.39	1	0	2	Shop	36.96	1	0	3	Shop	52.96	1	0	4	3BHK	95.63	1	1	5	Proff. Off	209.49	1	0	6	Shop	67.23	1	1	7	2BHK	68.97	11	11	8	1BHK	29.86	5	3	9	1BHK	37.11	5	3	10	3BHK	75.56	2	1	11	3BHK	79.92	1	1							
Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment																																																																	
1	Shop	30.39	1	0																																																																	
2	Shop	36.96	1	0																																																																	
3	Shop	52.96	1	0																																																																	
4	3BHK	95.63	1	1																																																																	
5	Proff. Off	209.49	1	0																																																																	
6	Shop	67.23	1	1																																																																	
7	2BHK	68.97	11	11																																																																	
8	1BHK	29.86	5	3																																																																	
9	1BHK	37.11	5	3																																																																	
10	3BHK	75.56	2	1																																																																	
11	3BHK	79.92	1	1																																																																	
		<table border="1"> <thead> <tr> <th>Sr.No.</th> <th>Tasks / Activity</th> <th>Percentage of Work</th> </tr> </thead> <tbody> <tr><td>1</td><td>Excavation</td><td>100</td></tr> <tr><td>2</td><td>X number of Basement(s) and Plinth</td><td>100</td></tr> <tr><td>3</td><td>X number of Podiums</td><td>0</td></tr> <tr><td>4</td><td>Stilt Floor</td><td>0</td></tr> <tr><td>5</td><td>X number of Slabs of Super Structure</td><td>1</td></tr> <tr><td>6</td><td>Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises</td><td>0</td></tr> <tr><td>7</td><td>Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises</td><td>0</td></tr> <tr><td>8</td><td>Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.</td><td>0</td></tr> <tr><td>9</td><td>The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing</td><td>0</td></tr> <tr><td>10</td><td>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,</td><td>0</td></tr> </tbody> </table>	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	1	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,	0																																		
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	1																																																																			
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,	0																																																																			

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

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type
CA Paresh Sabadra	NA	Chartered Accountant
Ar Amod Mandlik	NA	Architect
Pragnesh Oza	NA	Engineer
Mahendra Mane	NA	Other Professional
Priceless Infra	NA	Contractor

Litigations Details

No Records Found

Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	View Download
1 a Details of encumbrances concerned to Finance	View Download
2 a Details of encumbrances concerned to Finance	View Download
1 b Details of encumbrances concerned to Legal	View Download
2 b Details of encumbrances concerned to Legal	View Download
1 Copy of Layout Approval (in case of layout)	View Download
2 Copy of Layout Approval (in case of layout)	View Download
3 Copy of Layout Approval (in case of layout)	View Download
4 Copy of Layout Approval (in case of layout)	View Download
5 Copy of Layout Approval (in case of layout)	View Download
6 Copy of Layout Approval (in case of layout)	View Download
7 Copy of Layout Approval (in case of layout)	View Download
8 Copy of Layout Approval (in case of layout)	View Download
9 Copy of Layout Approval (in case of layout)	View Download
1 Building Plan Approval / NA Order for plotted development	View Download
2 Building Plan Approval / NA Order for plotted development	View Download
3 Building Plan Approval / NA Order for plotted development	View Download
4 Building Plan Approval / NA Order for plotted development	View Download
5 Building Plan Approval / NA Order for plotted development	View Download
6 Building Plan Approval / NA Order for plotted development	View Download
7 Building Plan Approval / NA Order for plotted development	View Download
8 Building Plan Approval / NA Order for plotted development	View Download
9 Building Plan Approval / NA Order for plotted development	View Download
1 Commencement Certificates / NA Order for plotted development	View Download
1 Declaration about Commencement Certificate	View Download
1 Declaration in FORM B	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	View Download
2 Architect's Certificate of Percentage of Completion of Work (Form 1)	View Download
3 Architect's Certificate of Percentage of Completion of Work (Form 1)	View Download
4 Architect's Certificate of Percentage of Completion of Work (Form 1)	View Download
5 Architect's Certificate of Percentage of Completion of Work (Form 1)	View Download
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	View Download
2 Engineer's Certificate on Cost Incurred on Project (Form 2)	View Download
3 Engineer's Certificate on Cost Incurred on Project (Form 2)	View Download
4 Engineer's Certificate on Cost Incurred on Project (Form 2)	View Download
5 Engineer's Certificate on Cost Incurred on Project (Form 2)	View Download
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 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	View Download
1 Disclosure of sold/ booked inventory	View Download
2 Disclosure of sold/ booked inventory	View Download
3 Disclosure of sold/ booked inventory	View Download
1 CERSAI details	View Download
1 Disclosure of Interest in Other Real Estate Organizations	View Download
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 Agreement for sale	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	View Download
1 Proforma of Allotment letter	View Download
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	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 Download
1 Other - Finance	Not Uploaded
1 Other - Technical	Not Uploaded
1 Foreclosure of the Project	Not Uploaded
1 Deviation Report with respect to Allotment letter	View Download
1 Deviation Report with respect to model copy of Agreement	View Download

