

SITE VISIT INSPECTION REPORT DONE BY SOCIETY MEMBERS OF GANGA CHSL FOR REDEVELOPMENT PROJECT																	18th March 2025
SACVIR REALTORS LLP																	
Sr. No.	Name of the Developer	POINTS	CONTINENTAL SIGNATURE, NERUL														
	Description (On-Going Project)		Janaki Venkatesan A - 3	Devendra Ahirrao A - 40	P. H. Mayekar A - 22	Mayuresh Nandoskar A - 34	Roshan Jadhav A - 5	Saurabh A - 19	Amit Malde A - 37 / 38	Ramesh Thivarkar A - 10	Jacob Varkey 36	Ravindra P. Hadim A - 39	D. N. Patil A - 14	Maithili Ajay Bandagale A - 29	C. J. Kumar B - 1	V. D. Chavan A - 7	
1	QUALITY OF WORKMANSHIP	20	13	15	18	18	15	16	18	15	16	16	17	15	16	16	
2	SPEED OF THE PROJECT	20	18	20	18	18	15	20	18	18	20	16	16	20	15	18	
3	SAFETY PRECAUTION AT SITE	15	11	15	12	12	10	11	12	10	15	14	10	12	9	10	
4	LATEST EQUIPMENTS USED AT SITE	15	14	10	12	15	13	15	12	15	15	13	15	15	12	12	
5	QUALITY OF MATERIALS USED AT SITE	20	18	20	18	19	20	20	16	15	20	17	15	20	15	20	
6	HOUSEKEEPING AT SITE	10	10	10	8	7	7	6	8	8	10	8	5	5	5	5	
TOTAL			100	84	90	86	89	80	87	82	81	94	86	81	87	72	81
REMARKS				Podium construction in progress, Construction used mivan style, Very good construction quality	Good work going on		Height difference at ramp car parking		7 shops, 5 parking floors (8000sft podium), 6 garden, swimming pool, 7 to 18 residential, 5 flats per floor	G+ 5P+ 1 Amenities floor+ 18 typical, March 24 CC, Dec 2026, Novaco, FF & Lift in SACVIR scope J & J Contractors		Its ok				OK	
Total Points (Each Site)																	1180
Average Points (Each Site)																	84.29
OSHO KABIR (DAYARAM) CHSL, KALWA																	
Sr. No.	Name of the Developer	POINTS	Janaki Venkatesan A - 3	Devendra Ahirrao A - 40	P. H. Mayekar A - 22	Mayuresh Nandoskar A - 34	Roshan Jadhav A - 5	Saurabh A - 19	Amit Malde A - 37 / 38	Ramesh Thivarkar A - 10	Jacob Varkey 36	Ravindra P. Hadim A - 39	D. N. Patil A - 14	Maithili Ajay Bandagale A - 29	C. J. Kumar B - 1	V. D. Chavan A - 7	
	Description (Completed Project)																
1	FINISHING OF WORK	15	12	10	12	11	7	10	12	10	12	10	17	8	10	10	
2	AMENITIES PROVIDED IN PROJECT	15	-	10	10	10	5	-	12	15	12	10	6	10	12	10	
3	TIMELY COMPLETION OF PROJECT	20	19	10	18	19	15	20	18	15	20	12	10	15	15	15	
4	TIMELY RECEIPT OF O.C.	15	15	10	-	12	13	15	12	15	15	11	15	10	15	15	
5	MEMBER'S FEED BACK	20	20	20	16	18	10	20	18	18	20	18	15	15	17	15	
6	ELEVATION OF PROJECT	15	15	10	12	12	7	-	12	10	15	13	8	10	12	10	
TOTAL			100	81	70	68	82	57	65	84	83	94	74	71	68	81	75
REMARKS				Insufficient information, Low construction quality, As per kalwa layout						5 years of construction, 7 commercial + 36 flats, 2022 OC Received, 2019 plot clearance. 312- 1RK, 498- 1BHK, 624- 2BHK						No Comments	
Total Points (Each Site)																	1053
Average Points (Each Site)																	75.21
HILL SPRING CHSL, THANE																	
Sr. No.	Name of the Developer	POINTS	Janaki Venkatesan A - 3	Devendra Ahirrao A - 40	P. H. Mayekar A - 22	Mayuresh Nandoskar A - 34	Roshan Jadhav A - 5	Saurabh A - 19	Amit Malde A - 37 / 38	Ramesh Thivarkar A - 10	Jacob Varkey 36	Ravindra P. Hadim A - 39	D. N. Patil A - 14	Maithili Ajay Bandagale A - 29	C. J. Kumar B - 1	V. D. Chavan A - 7	
	Description (Completed Project)																
1	FINISHING OF WORK	15	15	15	14	15	12	15	12	15	15	13	15	15	13	15	
2	AMENITIES PROVIDED IN PROJECT	15	14	15	14	13	13	15	12	13	15	13	13	13	14	15	
3	TIMELY COMPLETION OF PROJECT	20	19	15	18	18	17	20	18	18	20	16	18	20	18	18	
4	TIMELY RECEIPT OF O.C.	15	15	15	10	15	15	15	12	13	15	13	14	15	13	15	
5	MEMBER'S FEED BACK	20	20	15	17	18	15	-	-	15	18	16	18	-	-	15	
6	ELEVATION OF PROJECT	15	15	15	15	14	10	15	15	15	15	14	15	15	15	15	
TOTAL			100	98	90	88	93	80	69	88	98	85	93	78	73	93	
REMARKS				192 flats, 2015-2018 completed, 24 floors, 4 flat each floor, 520 & 580 carpet, phase 1 completed, phase 2 has some clearance issue	Good work going on					2 towers, 2015-2018, 2018 OC, 2.5 Acre plot, 24 Floors, 2 Podium, 192 flats, 2BHK & 4BHK on each floor						Well Done	
Total Points (Each Site)																	1208
Average Points (Each Site)																	86.29
AVERAGE OF ALL PROJECTS OF SACVIR REALTORS LLP																81.93	
J & J ASSOCIATES																	
Sr. No.	Name of the Developer	POINTS	AKAR DEEP BUILDING, GHATKOPAR EAST														
	Description (Completed Project)		Janaki Venkatesan A - 3	Devendra Ahirrao A - 40	P. H. Mayekar A - 22	Mayuresh Nandoskar A - 34	Roshan Jadhav A - 5	Saurabh A - 19	Amit Malde A - 37 / 38	Ramesh Thivarkar A - 10	Jacob Varkey 36	Ravindra P. Hadim A - 39	D. N. Patil A - 14	Maithili Ajay Bandagale A - 29	C. J. Kumar B - 1	V. D. Chavan A - 7	Rajendra Rane A - 32
1	FINISHING OF WORK	15	14	15	13	13	13	15	12	10	10	12	14	10	14	15	14
2	AMENITIES PROVIDED IN PROJECT	15	13	15	13	11	7	11	-	10	10	10	12	10	10	5	12
3	TIMELY COMPLETION OF PROJECT	20	20	15	-	19	18	18	18	15	15	15	18	15	17	15	15
4	TIMELY RECEIPT OF O.C.	15	15	15	12	13	15	13	12	15	12	12	15	10	14	10	14
5	MEMBER'S FEED BACK	20	17	10	17	15	16	15	10	10	10	10	10	10	10	10	15
6	ELEVATION OF PROJECT	15	15	15	12	14	15	12	15	15	15	13	15	10	12	10	12
TOTAL			100	94	85	67	85	84	67	75	72	72	84	65	77	65	82
REMARKS			overall work is good	Very good construction, issue with parking size / specification of size, slippery tiles in compound area harmful during rainy season, completed on time	not found "J & J ASSOCIATES" as developer	stack parking issue, small parking area in stack.	building in AKAR GROUP Not J & J	Brand name of J & J is missing	AKAR GROUP developer and J & J is a contrator	member not happy with parking area, AC drain pipe adjustment, tiling work in compound area	parking not satisfactory	Brand name of J & J is missing			No representative available at site, J & J name not appear. AKAR GROUP name was there	AKAR GROUP name was there, J & J Name not there	
Total Points (Each Site)																	1158
Average Points (Each Site)																	77.20
RATNA DEEP BUILDING, MULUND																	
Sr. No.	Name of the Developer	POINTS	Janaki Venkatesan A - 3	Devendra Ahirrao A - 40	P. H. Mayekar A - 22	Mayuresh Nandoskar A - 34	Roshan Jadhav A - 5	Saurabh A - 19	Amit Malde A - 37 / 38	Ramesh Thivarkar A - 10	Jacob Varkey 36	Ravindra P. Hadim A - 39	D. N. Patil A - 14	Maithili Ajay Bandagale A - 29	C. J. Kumar B - 1	V. D. Chavan A - 7	Rajendra Rane A - 32
	Description (Completed Project)																
1	FINISHING OF WORK	15	19	20	18	20	18	20	18	20	20	16	19	20	20	20	20
2	AMENITIES PROVIDED IN PROJECT	15	17	20	18	16	15	18	18	15	15	16	15	15	15	12	17
3	TIMELY COMPLETION OF PROJECT	20	10	15	13	11	15	11	12	10	10	11	10	10	11	10	12
4	TIMELY RECEIPT OF O.C.	15	-	15	13	12	13	10	10	10	10	11	9	10	10	10	10
5	MEMBER'S FEED BACK	20	20	20	18	17	15	20	18	18	20	12	18	20	18	15	20
6	ELEVATION OF PROJECT	15	9	10	9	7	0	6	5	5	5	8	6	5	5	10	8
TOTAL			100	75	100	89	83	76	85	81	78	75	74	77	80	79	87
REMARKS			Brand name of J & J is missing	Excellent construction, Ashapura developer & contractor is J & J (Need to clarify)	Not J & J Name as developer		Developer Name ASHAPURA ?	Brand name of J & J is missing	ASHAPURA developer and J & J is a contrator	G+12, 2 Wing, ashapura developer, J & J Contractor, 419/470- 1BHK, 687- 2BHK, 822- 3BHK	Mis Representative	Brand name of J & J is missing			Name of the developer is different, J & J Nmae is not mentioned	Developer was ashapura (need to discuss) J & J Contractor	
Total Points (Each Site)																	1216
Average Points (Each Site)																	81.07
AVERAGE OF ALL PROJECTS OF J & J ASSOCIATES																79.13	

SOCIETY MEMBERS OBSERVATION SUMMARY		
Sr. No.	Name of the Developer	Points
1	SACVIR REALTORS LLP	81.93
2	J & J ASSOCIATES	79.13