

Empire Solitaire

Project Review

Wing B · Aalay Developers · Byculla / Agripada, Mumbai
MahaRERA P51900004114 · Filing reviewed 11 October 2026

Worth investigating, but do not book from this record alone

The appeal is a regular-size sale flat in a small redevelopment near Agripada Telephone Exchange. The filing raises serious questions about permission, completion and the handling of buyer money. **For a buyer who needs to move in soon, this record is not enough to rely on.** The latest construction certificate describes December 2024, not today's condition.

Start by asking about **901, 1101 and 1102**. Before paying, obtain permission covering the offered flat, the current occupation-certificate position, proof of the right to sell it and corrected project-payment arrangements. An occupation certificate (OC) is the municipality's permission to occupy the approved building or part of it. A promise to obtain one is not the certificate. Use the questions on page 5.

1 · First enquiry: 901, 1101 and 1102

These are three of the eight flats listed as unsold in the chartered accountant's (CA's) June 2022 records. They have **76.42, 76.42 and 75.34 sq.m. carpet area** respectively: about **823, 823 and 811 sq.ft.** They suit a household seeking the regular larger size in this filing. Bedroom counts and room plans are not supplied.

They are the sensible starting group because their apparent floors, 9 and 11, are below the 17th-floor limit described in the promoter's older permission account. **That does not prove current approval for any of them.** Floor labels here follow the flat numbers; obtain the approved flat-to-floor map before relying on them.

Choose **901 first if you prefer a lower floor**; it would mean fewer stairs than floor 11 if lifts are unavailable. Compare **1101 and 1102 next** if you prefer a higher level. Their area difference is only about 12 sq.ft.; usable rooms may matter more. The filing cannot rank these three for daylight, noise or privacy. The compromise is the same: current availability, layout and approvals all need checking.

Price link: 801, with the same area as 901/1101, is recorded at Rs 1.8825 crore; 1201 at Rs 2 crore. For 1102's exact area, 902 is Rs 2.07 crore and 1202 Rs 1.95 crore. These are historical references, not quotes for the shortlisted flats. See page 2, including the much lower records.

2 · Conditional next choice: 1801

Consider this **76.42 sq.m. / about 823 sq.ft.** flat only if a higher floor is a priority and the builder proves permission beyond floor 17. Unit **1802**, at **75.34 sq.m.**, has a recorded value of **Rs 2.16 crore**. It is a nearby size reference, not proof of the same layout or a fair price for 1801. The main compromise is the extra approval question; greater height does not establish a better view, cooler rooms or less noise.

3 · Keep 1901, 1902, 2001 and 2002 in reserve

These are the other four filed-unsold homes: 1901 / 2001 are 76.42 sq.m.; 1902 / 2002 are 75.34 sq.m. Consider them after the first group only if verified plans and a visit show a benefit you value. They share the above-17 permission question, and have no sold price reference on their apparent floors in the CA table. Do not pay a height premium from this filing alone.

The CA records contain 27 sold and 8 unsold flats; the separate online inventory register is empty. Neither establishes availability today. The companion CSV covers only the 27 CA sold rows, not all 35 flats.

Use the prices to ask better questions

Historical values connected to your choices

All values below come from **documents/4.pdf, page 4, Table C**, headed “Unit Consideration as per Agreement / Letter of Allotment”. The CA certificate is dated **13 February 2023** and covers records **through 30 June 2022**. Individual transaction dates are absent. The table marks all rows “sold”, without identifying which are registered agreements. The amounts exclude charges collected on behalf of others and indirect taxes.

The building record names **Wing B**, but Table C identifies only the project and registration. The comparisons use that context; confirm the wing in the underlying documents.

Your enquiry	Filed sold references: unit · carpet area · exact amount	How to use them
901 — 76.42 sq.m.	801 · 76.42 sq.m. · Rs 1,88,25,000 (1.8825 cr); 1001 · 76.42 sq.m. · Rs 1,05,00,000 (1.05 cr)	Same area, apparently adjacent floors. The wide difference needs explaining.
1101 — 76.42 sq.m.	1201 · 76.42 sq.m. · Rs 2,00,00,000 (2 cr); 1001 · 76.42 sq.m. · Rs 1,05,00,000 (1.05 cr)	Both nearby by numbering. There is no recorded deal for 1101.
1102 — 75.34 sq.m.	1202 · 75.34 sq.m. · Rs 1,95,00,000 (1.95 cr); 902 · 75.34 sq.m. · Rs 2,07,00,000 (2.07 cr)	Exact area matches; room arrangement and sale terms remain unknown.
1801 — 76.42 sq.m.	1802 · 75.34 sq.m. · Rs 2,16,00,000 (2.16 cr)	Apparently the same floor, but about 12 sq.ft. smaller. One reference cannot establish a floor premium.
1901 / 1902 / 2001 / 2002	No same-floor sold row. The 1802 record is only a loose nearby reference.	There is no defensible narrow price comparison for these homes.

The low records matter too

The **19 sold rows of 75.34–76.42 sq.m.** range from **Rs 1.05 crore to Rs 2.35 crore**. This is a spread of historical recorded values, not a present market range. For example, 1301 is 76.42 sq.m. at Rs 2,30,00,000; 1302 is 75.34 sq.m. at Rs 2,35,00,000. Yet 1401 is 76.42 sq.m. at Rs 1,10,00,000, and 1701 / 1702 are 76.42 / 75.34 sq.m., each at Rs 1,11,00,000.

The papers do not explain those differences. Do not discard the lower amounts as “special deals”, or assume the higher figures are the right benchmark. Ask for the underlying documents and what differed in date, rights, payment terms or inclusions. This filing supports **neither a current price ceiling nor a fixed increase per floor**.

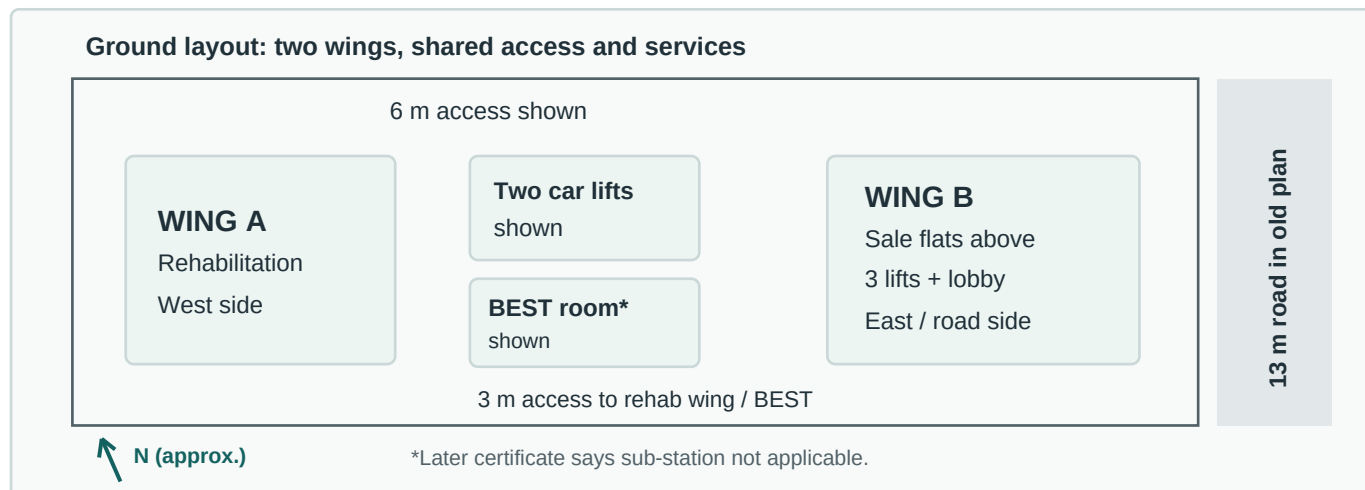
Compare the same area and the same charges

The CA's eight unsold flats total **608.12 sq.m.** Their **Rs 17.40 crore** total is a ready-reckoner / ASR valuation (a stamp-duty valuation basis), not agreed sale prices or cash. The CA's average-rate note supplies no individual agreements for them.

Get separate all-in quotes for the first group, splitting flat price, floor charge, parking, other charges and taxes. Match carpet areas to the approved plan and agreement. Small sold flats of about **331 / 472 sq.ft.** and larger sold flats **2101 (1,348 sq.ft.) / 2201 (1,660 sq.ft.)** serve different needs; their total prices are not direct comparisons for an 811–823 sq.ft. home.

The site and the home you would use

This is a redevelopment of **1,001.11 sq.m. of municipal land**, C.S. No. 1871. Wing A is the rehabilitation wing, built to rehouse existing occupants; Wing B contains sale flats and is the building named in this RERA registration. The plot also serves Wing A, so it should not be treated as private open space for the 35 CA-listed sale flats alone. [1, 2]



Based on the 15 March 2010 layout, documents/8.pdf p1; documents/9.pdf is identical. Not to scale and not a flat plan. The later amended plans mentioned in extension records are not supplied.

Choose the rooms, not an “east-facing” label

The sale building is on the road side, broadly east of the rehabilitation wing. That does not identify any flat's front door or bedroom direction. Road-facing windows may bring activity and traffic noise; inward-facing windows need checking for nearby walls and privacy. Neither position has a proved advantage without the flat plan and a visit.

For 901 versus 1101/1102, inspect usable living and bedroom widths, storage, kitchen ventilation, laundry space and step-free access. Visit in daylight and during busy traffic. If an east/north entrance or a Vastu arrangement matters to you, ask for a north-marked plan; the filing cannot select one. Check actual external windows and obstructions before paying for light or ventilation. The CA lists smaller 02 and 03 flats on apparent floors 7, 10 and 15: repeated number endings do not prove identical layouts above and below.

Services need proof of operation

The old drawing shows **three passenger lifts, two car lifts, tanks and a BEST sub-station room**. The 2024 certificate calls the sub-station “not applicable”. The portal groups lifts, pumps and other completion works at **75%**, without a clear reporting date. Test lifts, parking with your car, queues and power-cut operation. Get a bay allocation, current equipment list and cost split with Wing A. These systems can create substantial maintenance bills; no reliable bill or backup capacity is supplied.

Completion: advanced structure, unfinished essentials

The **31 December 2024** certificate records 22 Wing B floor slabs at 100%; internal walls, plaster, floors, doors and windows at 95%; sanitary/electrical fittings at 85%; external plumbing at 85% and plaster at 90%. The combined elevation/terrace-waterproofing item is only **40%**. Phase fire-safety work is **85%** and water supply **0%**, with a promise to provide water before OC. [3]

The four 2024 quarterly certificates repeat these percentages. They do not prove that work stopped, or show what happened in 2025–26. Wing A's building tasks are reported at 100%, but its occupation permission is a separate question. Ask for current certified progress, water and fire approvals, waterproofing tests and a dated completion plan. The supplied bundle contains **no OC for either wing**.

Resolve these issues before paying

1 · Permission must cover your actual flat

The promoter's extension explanations say permission to construct Wing B (the commencement certificate) reached floor 17 in April 2018 and was valid through **7 June 2021**. They say further permission needed the municipal Estate Department's consent under a June 2021 amended plan; that consent was still pending in the account. A later explanation says work was 95% complete, without supplying the missing permission. [4]

The certificate, consent and amended plan are absent. The portal lists **28 sanctioned/proposed floors**; the architect lists **22 Wing B floor slabs**, plus basement, four podiums and stilt. Counting may differ. **Obtain the current approved plan and construction permission for your exact flat and floor, especially above floor 17.** A portal count is not enough.

The filed completion date moved from **31 December 2018 to 31 December 2024**. No later extension is supplied. Obtain current RERA status and OC evidence, a contractual possession date and remedies for delay. Extending the RERA deadline does not itself authorise another floor.

2 · The developer does not own the municipal land outright

The **February 2014 title certificate**, a lawyer's report on property rights, says the land belongs to the municipality. It describes the developer's rights through a **4 November 2006 development agreement**, a **10 October 2009 letter of intent** and undertakings to meet municipal conditions. It describes conditional development rights, not unrestricted ownership or current sale clearance. [1]

Have a property lawyer check the sale rights for your flat, buyers' land/common-area rights, and any rehabilitation duties or municipal dues delaying permission. Wing A's occupation process has affected later approvals; finished construction alone does not settle those duties.

3 · Buyer money and finishing funds need a fresh check

The CA says no designated project bank account was maintained. It could not match customer advances to costs because loans and capital were mixed in. This limits its standard statements that money was deposited and used for the project. The online bank record is empty. **Diversion of money is not proved.** Get bank-confirmed payment accounts and a current CA explanation of the correction. [5]

At June 2022, the CA estimated **Rs 13.66 crore** still to spend against **Rs 8.61 crore** due from sold flats: about **Rs 5.06 crore** would need other funding or sales. This is an old funding calculation, not today's cash deficit. The unsold valuation is not cash. Ask how remaining work is funded now.

4 · Establish whether any lender can claim the property

The CA mentions borrowing but identifies no lender or claim over a specific flat. The promoter declared the land free of claims in 2017. **A present bank claim is not established here.** If the developer used your flat or project rights as security for a loan, the lender may be able to seek their sale if the loan is unpaid. Obtain current loan/security details. If your purchase is affected, require the lender's written consent to the sale and the terms for removing its claim from your flat before payment. [5, 6]

5 · The two complaints are not explained by the record

The portal lists a **May 2021 complaint against Aalay Developers** and a **December 2024 complaint by Aalay against the same individual**. It also records a May 2022 application about failure to comply with an earlier order. The hearing note says "closed for order": the hearing ended for a decision; it does not mean the dispute ended. [7]

Obtain the missing claims, orders, affected flat and current outcome. Have a lawyer check restrictions or obligations affecting your purchase. The blank litigation field does not clear the project of disputes.

Questions to send the builder

Please supply these documents before I pay. My first enquiries are 901, 1101 and 1102; 1801 is conditional on permission beyond floor 17.

1 • Available flat, price and layout

Which first-group flats are available? Quote each with flat price, floor charge, parking, other fees, stamp duty, registration and applicable tax separately. Send the approved plan with flat/floor number, north, room dimensions and carpet area. Is it a first sale, cancellation or resale? Show that any earlier buyer's rights are settled.

2 • Permission to build and occupy

Send current construction permission, approved plans covering my flat and the required Estate Department consent. Explain 28 portal floors versus 22 floor slabs. Send each wing's OC if issued, current RERA status and any post-December 2024 extension. If OC is pending, list the remaining conditions and target dates.

3 • Work still needed and delay protection

Send current signed progress, dated photographs, water and fire approvals, and waterproofing test results. What changed since December 2024? Send the draft sale agreement with the possession date, payment stages and remedies/refund terms for delay.

4 • My payments and funds to finish

Send bank-confirmed project payment-account details and a current CA report explaining correction of the earlier account issue. Show current finishing cost and committed funding. Explain June 2022 customer receipts of Rs 36,99,18,678 versus bank deposits of Rs 37,94,52,202.

5 • Municipal ownership and buyers' rights

Send the development agreement, municipal letter of intent, undertakings and current consent to sell my flat. Which rehabilitation duties and municipal payments remain due? Supply documents showing the rights buyers and their society receive over land, access, parking and shared services.

6 • Any lender's claim over my purchase

Has any lender been given rights over the land, development rights, sale proceeds or my flat for a loan? Send the loan/security documents. If my purchase is affected, send the lender's written permission to sell and the conditions and payment steps that remove its claim from my flat.

7 • Complaints and any sale restriction

Send complaints and orders for CC006000000197023 and CC12400970, including the 2022 application saying an earlier order was not followed. Identify affected flats and present directions on sales, refunds or possession. If a case ended, send the authority's order and proof that required payments or other actions were completed.

8 • Parking, services and recurring bills

Show my allocated bay and demonstrate car lifts, passenger lifts and backup power. Confirm water source and cost. Send the amenity list, maintenance budget, deposits and cost split with Wing A, including who pays for unsold flats and major equipment replacement.

Source guide and scope

[1] documents/6.pdf pp1–2. [2] documents/8.pdf p1 (=9.pdf); records/header.json, buildings.json. [3] documents/13.pdf pp2–3; compare 10–12.pdf, 3.pdf; records/wing_activity.json. [4] records/extensions.json, header.json, unit_summary.json. [5] documents/4.pdf pp1, 4–6; records/escrow.json. [6] documents/7.pdf pp1–2. [7] records/complaints.json, litigation.json. Paths are within filing/. All supplied material was checked. The portal flags a July–September 2024 reporting default; other default flags differ. No site visit, current quote or flat agreement is supplied. The companion CSV contains CA sold rows only.