

MahaRERA Application

General Information

Information Type

Other Than Individual

Organization

Name

MODIREALTY DEVELOPERS PVT LTD

Organization Type

Company

Description For Other Type Organization

NA

Do you have any Past Experience ?

Yes

Address Details

Block Number

701

Building Name

PREM SAGAR

Street Name

N S ROAD NO. 3

Locality

JUHU SCHEME

Land mark

NEAR MITHIBAI COLLEGE

State/UT

MAHARASHTRA

Division

Konkan

District

Mumbai Suburban

Taluka

Andheri

Village

Andheri

Pin Code

400056

Organization Contact Details

Office Number

02262364422

Website URL

www.modirealty.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	MODIREALTY KALPVRIKSH	Residential	NA	789	Lallubhai Park Andheri west Mumbai 400058	PLOT NO 29 A OF T P S ROAD VI CTS NO 608 608 1 TO 3 608B	1	11	2025-03-31	2023-10-26

Member Information

Member Name	Designation	Photo
KESHAV Sunil MODI	Director	View Photo
GAUTAM Sunil MODI	Director	View Photo

Project

Project Name (Mention as per Sanctioned Plan)

MODIREALTY ACACIA

Project Status

New Project

Proposed Date of Completion

31/03/2028

Litigations related to the project ?

No

Project Type

Residential

Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?

Yes

File/reference no. of planning authority

Plot Bearing No / CTS no / Survey Number/Final Plot no.

CTS NO 1665A PART

Boundaries East

Existing Police Station

Boundaries West

30 mtr wide road

Boundaries North

Building No 8

Boundaries South

60 mtr wide road

State/UT

MAHARASHTRA

Division

Konkan

District

Mumbai Suburban

Taluka

Borivali

Village

Dahisar

Street

Shailendra Nagar

Locality

Dahisar East

Pin Code

400068

Total Plot/Project area (sqmts)

1033.21

Total Number of Proposed Building/Wings (In the Layout/Plot)

1

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

1

Proposed But Not Sanctioned Buildings Count

0

Total Recreational Open Space as Per Sanctioned Plan

0

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

7518.60

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

2181.40

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

9700.00

Details of RERA Designated Separate Bank Account**Bank Name**

HDFC BANK

IFSC Code

HDFC0000321

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
MODIREALTY ACACIA	Gulmarg Tarang CHS. LTD.	Societies	Area Share	View Details	Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Declaration in Form B	View Download
3	Declaration in Form B	View Download
4	Declaration in Form B	View Download
5	Declaration in Form B	View Download
6	Declaration in Form B	View Download
7	Declaration in Form B	View Download
8	Declaration in Form B	View Download
9	Declaration in Form B	View Download
10	Declaration in Form B	View Download
11	Declaration in Form B	View Download
12	Declaration in Form B	View Download
13	Declaration in Form B	View Download
14	Declaration in Form B	View Download
15	Declaration in Form B	View Download
16	Declaration in Form B	View Download
17	Declaration in Form B	View Download
18	Declaration in Form B	View Download
19	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)	107	20	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	AS PER IOA
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	AS PER IOA
Electrical Meter Room, Sub-Station, Receiving Station :	NO	0	NA
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	YES	0	AS PER IOA
Water Supply :	YES	0	AS PER IOA
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	AS PER IOA
Storm Water Drains :	YES	0	AS PER IOA
Landscaping & Tree Planting :	NO	0	NA
Street Lighting :	NO	0	NA

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
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	0

Project Professional Information

Professional Name	MahaRERA Certificate No.
Shilp Associates	NA
Rupesh Chowdary	NA
NIDHI RAMESH CHUDASAMA	A51800046915 (/PrintPreview/PrintPreview?q=GnmH%2fcGmcg%2fwcCBR3v5V%2f1%2bbakMUbl04%2bjQirb2addl%2bpuWYBBnBrCJs9%2biOfemoWiz6PI7qC1UU9
Bagadia &Co	NA

Litigations Details

No Records Found

Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	View Download
2 Copy of the legal title report	View Download
3 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

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
1 Commencement Certificates / NA Order for plotted development	View Download
1 Declaration about Commencement Certificate	View Download
1 Declaration in FORM B	View Download
2 Declaration in FORM B	View Download
1 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
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)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2023-24)	Not Uploaded
1 Disclosure of sold/ booked inventory	Not Uploaded
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 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)	Not Uploaded
1 Proforma of Agreement for sale	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.)	View Download
1 Status of Conveyance	View Download
2 Status of Conveyance	View Download
1 Other - Legal	View Download
2 Other - Legal	View Download
3 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
2 Deviation Report with respect to model copy of Agreement	View Download
3 Deviation Report with respect to model copy of Agreement	View Download
4 Deviation Report with respect to model copy of Agreement	View Download
5 Deviation Report with respect to model copy of Agreement	View Download