# 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 ?  $\ensuremath{\mathsf{Yes}}$ 

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

Proposed But Not Sanctioned Buildings Count

0

1

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

## Maharashtra Real Estate Regulatory Authority

Sr No	. Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Declaration in Form B	View Lownload
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
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18	Declaration in Form B	View Lownload
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

#### 7/3/24, 9:35 AM

# Maharashtra Real Estate Regulatory Authority

Community Buildings :	NO	0	NA
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 (A mention identific building as per a plan)	ation of /wing/other	Propose Date of Complet		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)	Nu of Pa
1	MODIREALTY ACACIA	Modirea	lty Acacia	31/03/20	)28	0	1	0	18	1	0	107
		Sr.No.	Apartment	Туре	Car	rpet Area (in S	Sqmts)	Number of /	Apartment	Number o	f Booked Apa	artme
		1	REHAB UN	ІТ 2ВНК	51.1			18		18		
		2	REHAB UN	IT 2BHK	61.5	5		5		5		
		3	1ВНК	41.53		53		17		0		
		4	2ВНК		55.09			2		0		
		5	2ВНК	58.25		25		5		0		
		6	ЗВНК		76.	09		1		0		
		7	ЗВНК		81.4	18		1		0		
		8	2ВНК		66.	52		14		0		
		9	REHAB UN	Т ЗВНК 70.		23		4		4		
		10	ЗВНК		68			13		0		
		11	ЗВНК		70.	23		11		0		
		12	REHAB UN	Т 2ВНК	66.	52		3		1		
		13	REHAB UN	IT 2BHK	55.	28		1		0		
		14	REHAB UN	ІТ ЗВНК	68			2		2		
		15	2ВНК		55.:	28		1		0		
		16	REHAB UN	IT 2BHK	56.	11		7		7		
		17	2BHK		61.5	5		11		0		

Sr.No.	Tasks / Activity	Percentage of W
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%2bbakMUbI04%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 Lownload
2 Copy of the legal title report	View Lownload
3 Copy of the legal title report	View Lownload
1 a Details of encumbrances concerned to Finance	View Lownload
2 a Details of encumbrances concerned to Finance	View Lownload
1 b Details of encumbrances concerned to Legal	View Lownload
2 b Details of encumbrances concerned to Legal	View Lownload
1 Copy of Layout Approval (in case of layout)	♥ View

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1 Deviation Report with respect to Allotment letter	View Lownload
1 Deviation Report with respect to model copy of Agreement	View Lownload
2 Deviation Report with respect to model copy of Agreement	View Lownload
3 Deviation Report with respect to model copy of Agreement	View Lownload
4 Deviation Report with respect to model copy of Agreement	View Lownload
5 Deviation Report with respect to model copy of Agreement	View Lownload