

# MahaRERA Application

## General Information

Information Type Other Than Individual

## Organization

Name Modispaces Real Estate 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 NS Road No. 3 Locality Juhu Scheme  
Land mark Near Mithibai College State/UT MAHARASHTRA  
Division Konkan District Mumbai Suburban  
Taluka Mumbai Village Greater Mumbai (M Corp.) (Part) (802794)  
Pin Code 400056

## Organization Contact Details

Office Number 02226134824  
Website URL www.modispaces.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	Modispaces Ankur	Residential	NA	792	Sai Baba Park Evershine Nagar Off Link Road Malad W Mumbai 400064	307/91, 307/92	1	36	2015-07-31	2014-12-22
2	Modispaces Montreal	Residential	NA	1134	Sai Baba Park Evershine Nagar Off Link Road Malad W Mumbai 400064	307/79, 307/80, 307/81	1	44	2016-07-31	2015-09-01

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
3	Modispaces Pearly Shell	Residential	NA	1186.12	Junction of Shankar Lane Kandivali W and Tank Lane Orlem Malad W Mumbai	36	1	38	2016-06-30	2016-04-30
4	Modispaces Indus	Residential	NA	612	Kastur Park Off Shimpoli Road Borivali W Mumbai	620/11	1	27	2017-10-31	2017-02-10
5	Modispaces Oyster	Residential	NA	457	Sai Baba Park Evershine Nagar Off Link Road Malad W Mumbai 400064	307/102	1	16	2017-12-31	2017-10-13
6	Modispaces Doyle	Residential	NA	464.3	Lourdes Colony Orlem Malad W Mumbai 400064	239/A	1	20	2018-12-31	2018-04-27
7	Modispaces Amazon	Residential	NA	701.1	Shimpoli Road Borivali W Mumbai	628	1	32	2019-12-31	2018-11-02
8	Modispaces Tashkent	Residential	NA	1617	SVP Road Borivali W Mumbai	1418	1	79	2018-12-31	2019-01-10

## Member Information

Member Name	Designation	Photo
Ghanshyam Sagarmal Modi	Chairperson	<a href="#">View Photo</a>
Keshav Sunilkumar Modi	Director	<a href="#">View Photo</a>
Anand Premkumar Modi	Director	<a href="#">View Photo</a>
Vinit Shyamsunder Modi	Director	<a href="#">View Photo</a>

## Project

**Project Name (Mention as per Sanctioned Plan)** MODISPACES NILE **Project Status** New Project

**Proposed Date of Completion** 30/09/2027

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	R/C Ward	620B	P-19832/2023/(620B)/R/C Ward/FP/IOD/1/New

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

620B

Boundaries East

NIRDHAR CHSL

Boundaries West

KRISHNA KOYNA CHSL

Boundaries North

KASTUR PARK ROAD

Boundaries South

OM SATYAVINAYAK CHSL

State/UT

MAHARASHTRA

Division

Konkan

District

Mumbai Suburban

Taluka

Borivali

Village

Borivali

Street

KASTUR PARK SHIMPOLI ROAD

Locality

BORIVALI

Pin Code

400092

Total Plot/Project area (sqmts)

903.00

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)

2183.3

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

1123.75

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

3307.05

### Details of RERA Designated Separate Bank Account

Bank Name

ICICI BANK

IFSC Code

ICIC0006436

### Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
MODISPACES NILE	SYNDICATE BANK EMPLOYEES ADARSH CHSL	Societies	Area Share	<a href="#">View Details</a>	Active
		<b>Sr No.</b>	<b>Document Name</b>	<b>View</b>	

1	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
2	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
3	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
4	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
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30	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
31	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
32	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
33	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>
34	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>
35	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>
36	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>



2	Existing Member Flat	42.18	2	0
3	Existing Member Flat	82.22	1	0
4	Existing Member Flat	56.11	1	0
5	Existing Member Flat	40.23	12	0
6	Existing Member Flat	52.68	11	0
7	1RK	40.23	6	0
8	1BHK	56.11	1	0
9	BUSINESS OFFICE	83.77	1	0
10	Shop	115.56	1	0

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.	Professional Type
CHOGLE&ASSOCIATES	NA	Architect
AMAN JAIN & ASSOCIATES	NA	Chartered Accountant
SURA & ASSOCIATES	NA	Engineer

## Litigations Details

No Records Found

## Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	<a href="#">View</a> <a href="#">Download</a>

1 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
1 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
1 Copy of Layout Approval (in case of layout)	<a href="#">View</a> <a href="#">Download</a>
2 Copy of Layout Approval (in case of layout)	<a href="#">View</a> <a href="#">Download</a>
1 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
1 Commencement Certificates / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
1 Declaration about Commencement Certificate	<a href="#">View</a> <a href="#">Download</a>
1 Declaration in FORM B	<a href="#">View</a> <a href="#">Download</a>
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	<a href="#">View</a> <a href="#">Download</a>
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	<a href="#">View</a> <a href="#">Download</a>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	<b>Not Uploaded</b>
1 Engineers Certificate on Quality Assurance (Form 2A FY 2023-24)	<b>Not Uploaded</b>
1 Disclosure of sold/ booked inventory	<b>Not Uploaded</b>
1 CERSAI details	<a href="#">View</a> <a href="#">Download</a>
1 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
2 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
3 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	<b>Not Uploaded</b>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)	<b>Not Uploaded</b>
1 Proforma of Agreement for sale	<a href="#">View</a> <a href="#">Download</a>
1 Proforma of Allotment letter	<a href="#">View</a> <a href="#">Download</a>
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	<b>Not Uploaded</b>
1 Status of Formation of Legal Entity (Society/Co Op etc.)	<b>Not Uploaded</b>
1 Status of Conveyance	<b>Not Uploaded</b>
1 Foreclosure of the Project	<b>Not Uploaded</b>
1 Deviation Report with respect to Allotment letter	<a href="#">View</a> <a href="#">Download</a>
1 Deviation Report with respect to model copy of Agreement	<a href="#">View</a> <a href="#">Download</a>

1 Other – Legal	<b>Not Uploaded</b>
1 Other – Finance	<b>Not Uploaded</b>
1 Other – Technical	<a href="#">View</a> <a href="#">Download</a>