# **MahaRERA Application**

#### **General Information**

**Information Type** 

Other Than Individual

#### Organization

Name

Modispaces Real Estate Pvt Ltd

Organization Type

Company

Yes

**Description For Other Type** 

Organization

NA

Do you have any Past

Experience?

#### **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

Greater Mumbai (M Corp.) (Part) (802794)

Taluka

Mumbai

Village

**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 G <sub>U</sub>	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	● View Photo
Keshav Sunilkumar Modi	Director	● View Photo
Anand Premkumar Modi	Director	● View Photo
Vinit Shyamsunder Modi	Director	● View Photo

## **Project**

Project Name (Mention as per Sanctioned Plan)

MODISPACES NILE

**Project Status** 

New Project

Litigations related to the project?

**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.

**Boundaries East** 620B

NIRDHAR CHSL

**Boundaries West** 

KRISHNA KOYNA CHSL

**Boundaries North** 

KASTUR PARK ROAD

**Boundaries South** 

OM SATYAVINAYAK CHSL

KASTUR PARK SHIMPOLI

State/UT

MAHARASHTRA

Division

Konkan

**District** 

Mumbai Suburban

Taluka

Borivali

Village

**BORIVALI** 

Borivali

Street

Pin Code

ROAD 400092 Locality

903.00

0

1123.75

**Total Number of Proposed** 

Total Plot/Project area (sqmts)

Building/Wings (In the

Layout/Plot)

**Number of Sanctioned** 

0

**Proposed But Not Sanctioned** 

**Buildings Count** 

**Building out of Above Proposed Count Applied for** this Registration

**Total Recreational Open** 

Space as Per Sanctioned Plan

#### **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)

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		Active
		Sr No. Document Name	View		

2 Upload Agreement / MoU Copy 3 Upload Agreement / MoU Copy 4 Upload Agreement / MoU Copy 5 Upload Agreement / MoU Copy 6 Upload Agreement / MoU Copy 7 Upload Agreement / MoU Copy 7 Upload Agreement / MoU Copy 9 Upload Agreement / MoU Copy 9 Upload Agreement / MoU Copy 10 Upload Agreement / MoU Copy 11 Upload Agreement / MoU Copy 12 Upload Agreement / MoU Copy 13 Upload Agreement / MoU Copy 14 Upload Agreement / MoU Copy 15 Upload Agreement / MoU Copy 16 Upload Agreement / MoU Copy 17 Upload Agreement / MoU Copy 18 Upload Agreement / MoU Copy 19 Vrew Download 10 Upload Agreement / MoU Copy 10 Upload Agreement / MoU Copy 11 Upload Agreement / MoU Copy 12 Upload Agreement / MoU Copy 13 Upload Agreement / MoU Copy 14 Upload Agreement / MoU Copy 15 Upload Agreement / MoU Copy 16 Upload Agreement / MoU Copy 17 Upload Agreement / MoU Copy 18 Upload Agreement / MoU Copy 19 Upload Agreement / MoU Copy 20 Upload Agreement / MoU Copy 20 Upload Agreement / MoU Copy 21 Upload Agreement / MoU Copy 22 Upload Agreement / MoU Copy 23 Upload Agreement / MoU Copy 24 Upload Agreement / MoU Copy 25 Upload Agreement / MoU Copy 26 Upload Agreement / MoU Copy 27 Upload Agreement / MoU Copy 28 Upload Agreement / MoU Copy 29 Vrew Download 20 Upload Agreement / MoU Copy 20 Upload Agreement / MoU Copy 21 Upload Agreement / MoU Copy 22 Upload Agreement / MoU Copy 23 Upload Agreement / MoU Copy 24 Upload Agreement / MoU Copy 25 Upload Agreement / MoU Copy 26 Upload Agreement / MoU Copy 27 Upload Agreement / MoU Copy 28 Upload Agreement / MoU Copy 39 Upload Agreement / MoU Copy 30 Upload Agreement / MoU Copy 31 Upload Agreement / MoU Copy 32 Upload Agreement / MoU Copy 33 Upload Agreement / MoU Copy 34 Download 35 Declaration in Form B 36 Declaration in Form B 37 Declaration in Form B	1	Upload Agreement / MoU Copy	● View
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	36	Declaration in Form B	● View

37	Declaration in Form B	
38	Declaration in Form B	● View
39	Declaration in Form B	● View <b>L</b> Download
40	Declaration in Form B	● View
41	Declaration in Form B	● View
42	Declaration in Form B	● View

# **Project Details**

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	30	0	0

## **Development Work**

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	WORK YET TO START
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	WORK YET TO START
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	WORK YET TO START
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Water Supply :	YES	0	WORK YET TO START
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	WORK YET TO START
Storm Water Drains :	YES	0	WORK YET TO START
Landscaping & Tree Planting :	YES	0	WORK YET TO START
Street Lighting:	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	YES	0	WORK YET TO START

# **Building Details**

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	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)	Number of Closed Parking
1	MODISPACES NILE	MODISPACES NILE	30/09/2027	STATE	1	0	11	1	0	30
		Sr.No. Apartment	t Type (	Carpet Area (in	Sqmts)	Number of	Apartment	Number o	f Booked Apaı	rtment

0

52.68

1BHK

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 NA	Architect
AMAN JAIN & ASSOCIATES	NA S	Chartered Accountant
SURA & ASSOCIATES	NA NA	Engineer

# **Litigations Details**

No Records Found

# **Uploaded Documents**

Uploaded Document
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15 Details of encumbrances concerned to Legial 1 Copy of Layout Approval (in case of layout) 2 Copy of Layout Approval (in case of layout) 1 Building Plan Approval (in case of layout) 1 Building Plan Approval (in Case of layout) 1 Building Plan Approval (in Case of layout) 1 Commoncement Certificates / NA Order for plotted development 1 Commoncement Certificates / NA Order for plotted development 1 Commoncement Certificates / NA Order for plotted development 1 Declaration about Commoncement Certificate 1 Declaration in FORM B 1 Architect's Certificate on Forentage of Completion of Work (Form 1) 2 Progress's Certificate on Coal Incurred on Project (Form 2) 3 Progress's Certificate on Coal Incurred on Project (Form 2) 4 Engineer's Certificate on Coal Incurred on Project (Form 2) 5 Engineer's Certificate on Coality Assurance (Form 2A FY 2019-20) 6 Engineer's Certificate on Quality Assurance (Form 2A FY 2020-21) 7 Engineer's Certificate on Quality Assurance (Form 2A FY 2022-22) 8 Not Uploaded 8 Engineer's Certificate on Quality Assurance (Form 2A FY 2022-23) 8 Not Uploaded 9 Engineer's Certificate on Quality Assurance (Form 2A FY 2022-23) 9 Not Uploaded 9 Declaration of Interest in Other Real Estate Organizations 9 Progress Certificate on Quality Assurance (Form 2A FY 2023-24) 9 Not Uploaded 9 Accusation of Interest in Other Real Estate Organizations 9 Progress Certificate on Quality Assurance (Form 5) (FY 2017-18) 9 Not Uploaded 9 Accusation of Interest in Other Real Estate Organizations 9 Progress Certificate on Call Progress Certificate Cer	1 a Details of encumbrances concerned to Finance	● View
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