

MahaRERA Application

General Information

Information TypeOther Than Individual

Organization

NamePIONEER HOUSING
Organization TypePartnership
Description For Other Type OrganizationNA
Do you have any Past Experience ?Yes

Address Details

Block Number322Building NameCOMMERCE HOUSE
Street Name140 N M ROADLocalityFORT
Land markNEAR KALA GHODAState/UTMAHARASHTRA
DivisionKonkanDistrictMumbai City
TalukaMumbai CityVillageMumbai City
Pin Code400001

Organization Contact Details

Office Number02243684646
Website URLwww.neelamrealtors.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	SENROOFS PHASE II	Residential	NA	19059	SENROOFS MILE OFF GOREGAN-MULUND LINK ROAD NAHUR EAST 400081	795A,795A/1/15 AT KURLA VILLAGE NAHUR	1	512	2018-12-31	2018-12-19
2	SENROOFS - SANCTURA	Residential	NA	3618.87	SENROOFS GOREGAON MULUND LINK ROAD NAHUR EAST 400081	795A795A1-15 VILLAGE NAHUR	1	344	2014-12-31	2016-01-22
3	SPIRO	Residential	NA	974.70	MULUND	CTS NO 09	1	17	2014-12-31	2016-04-04

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
	TOWER				EAST	PART 9/1, 439				

Member Information

Member Name	Designation	Photo
CHAMPALLAL KISHORECHANDRA VARDHAN	Partner	View Photo
KARAN CHAMPALLAL VARDHAN	Authorized Signatory	View Photo

Project

Project Name	SENROOFS PHASE - III	Project Status	New Project
Proposed Date of Completion	31/12/2027		
Litigations related to the project ?	Yes	Project Type	Residential
Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?	Yes		
Plot Bearing No / CTS no / Survey Number/Final Plot no.	795A, 795A/1 TO 795A/15	Boundaries East	EXISTING BUILDING A1
Boundaries West	PROPOSED BUILDING WING A	Boundaries North	DP ROAD
Boundaries South	PODIUM AND EXISTING BUILDING A2	State/UT	MAHARASHTRA
Division	Konkan	District	Mumbai Suburban
Taluka	Kurla	Village	Kurla
Street	GOREGAON MULUND LINK ROAD	Locality	NAHUR EAST
Pin Code	400081	Area(In sqmts)	2057.85
Total Building Count	1		
Sanctioned Buildings Count	1	Proposed But Not Sanctioned Buildings Count	0
Aggregate area(In sqmts) of recreational open space	515		

FSI Details

Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	19122.23	Built-up-Area as per Approved FSI (In sqmts)	26287.15
TotalFSI	45409.38		

Bank Details

Bank Name	KOTAK MAHINDRA BANK
IFSC Code	KKBK0000642

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status															
SENROOFS PHASE - III	CRESCENT BUILDERS	Partnership	Revenue Share	View Details	Active															
		<table><tr><th>Sr No.</th><th>Document Name</th><th>View</th></tr><tr><td>1</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>2</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>3</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>4</td><td>Declaration in Form B</td><td>View Download</td></tr></table>			Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	View Download	2	Upload Agreement / MoU Copy	View Download	3	Upload Agreement / MoU Copy	View Download	4	Declaration in Form B	View Download	
Sr No.	Document Name	View																		
1	Upload Agreement / MoU Copy	View Download																		
2	Upload Agreement / MoU Copy	View Download																		
3	Upload Agreement / MoU Copy	View Download																		
4	Declaration in Form B	View Download																		
Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status															
SENROOFS PHASE - III	JANARDHAN ATMARAM PATIL	Individual	Revenue Share	View Details	Active															
		<table><tr><th>Sr No.</th><th>Document Name</th><th>View</th></tr><tr><td>1</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>2</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>3</td><td>Upload Agreement / MoU Copy</td><td>View Download</td></tr><tr><td>4</td><td>Declaration in Form B</td><td>View Download</td></tr></table>			Sr No.	Document Name	View	1	Upload Agreement / MoU Copy	View Download	2	Upload Agreement / MoU Copy	View Download	3	Upload Agreement / MoU Copy	View Download	4	Declaration in Form B	View Download	
Sr No.	Document Name	View																		
1	Upload Agreement / MoU Copy	View Download																		
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3	Upload Agreement / MoU Copy	View Download																		
4	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)	849	0	0

Development Work

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

Community Buildings :	YES	0	0
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	0
Solid Waste Management And Disposal :	YES	0	0

Building Details

Sr.No.	Project Name	Name	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Slab of Super Structure	Number of Stilts	Number of Open Parking	Number of Closed Parking
1	SENROOFS PHASE - III	SENON	31/12/2027	0	1	8	55	1	849	1
		Sr.No.	Apartment Type	Carpet Area (in Sqmts)		Number of Apartment		Number of Booked Apartment		
		1	2BHK	77.46		48		0		
		2	2BHK	76.93		48		0		
		3	3BHK	100.92		110		0		
		4	2BHK	77.87		55		0		
		5	2BHK	78.39		60		0		
		6	3BHK	107.98		116		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
SANKET R SHAH	NA	Chartered Accountant
Nilesh Jayantilal Karia	A51800004784	Real Estate Agent
BHATNAGAR AMBRE KOTHARI ARCHITECTS	NA	Architect

HASMUKH RAMPARIYA	NA	Engineer
JAATVEDAS CONSTRUCTION CO PVT LTD	NA	Contractor

Litigations Details

Project Name	Court Name	Case Number	Case Type	Preventive/Injunction/Interim Order is Passed?	Petition Name	Other Petition Details	Year	Present Status	Documents
SENROOFS PHASE - III	HIGH COURT BOMBAY	3051	Civil	No	Suit		2011	PENDING	NA

Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	View Download
2 Copy of the legal title report	View Download
1 Details of encumbrances	View Download
1 Copy of Layout Approval (in case of layout)	View Download
2 Copy of Layout Approval (in case of layout)	View Download
3 Copy of Layout Approval (in case of layout)	View Download
4 Copy of Layout Approval (in case of layout)	View Download
5 Copy of Layout Approval (in case of layout)	View Download
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11 Copy of Layout Approval (in case of layout)	View Download
12 Copy of Layout Approval (in case of layout)	View Download
13 Copy of Layout Approval (in case of layout)	View Download
1 Building Plan Approval / NA Order for plotted development	View Download
1 Commencement Certificates / NA Order for plotted development	View Download
2 Commencement Certificates / NA Order for plotted development	View Download
1 Declaration in FORM B	View Download
1 CERSAI details	View Download
1 Proforma of the allotment letter and agreement for sale	View Download
2 Proforma of the allotment letter and agreement for sale	View Download
1 Status of Formation of Legal Entity (Society/Co Op etc.)	Not Uploaded
1 Status of Conveyance	Not Uploaded
1 Other	Not Uploaded

