

# MAHA-RERA 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 NameN. M. ROADLocalityFORT  
Land markSHREE K. M. VARDHAN CHOWKStateMaharashtra  
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 - SANCTURA AND SERENA	Residential	NA	3618.87	SENROOFS MILE OFF GOREGAON- MULUND LINK ROAD NAHUR EAST MUMBAI - 400081	795A, 795A1-15	1	344	2014-12-31	2016-01-22
2	SPIRO TOWER	Residential	NA	974.70	MULUND EAST	CTS NO 9 PART, 9/1, 439	1	17	2014-12-31	2016-04-04

## Member Information

Member Name	Designation	Photo
CHAMPALLAL KISHORECHANDRA VARDHAN	Partner	<a href="#">View Photo</a>

UMMEDRAJ KISHORECHANDRA VARDHAN	Partner	<a href="#">View Photo</a>
KUNAL CHAMPALAL VARDHAN	Partner	<a href="#">View Photo</a>
KARAN CHAMPALAL VARDHAN	Authorized Signatory	<a href="#">View Photo</a>
NEELAM REALTORS PRIVATE LIMITED	Partner	<a href="#">View Photo</a>
KUSHAL LAXMICHANDRA VARDHAN	Partner	<a href="#">View Photo</a>
SANDESH LAXMICHANDRA VARDHAN	Partner	<a href="#">View Photo</a>
AMRITLAL JAWAHARLAL JAIN	Partner	<a href="#">View Photo</a>
UTSAV AMRITLAL JAIN	Partner	<a href="#">View Photo</a>
DEEPAK AMRITLAL JAIN	Partner	<a href="#">View Photo</a>
KARAN CHAMPALAL VARDHAN	Partner	<a href="#">View Photo</a>

## Project

<b>Project Name</b>	SENROOFS PHASE - II	<b>Project Status</b>	On-Going Project
<b>Proposed Date of Completion</b>	31/12/2015	<b>Revised Proposed Date of Completion</b>	31/12/2018
<b>Litigations related to the project ?</b>	Yes	<b>Project Type</b>	Residential
<b>Are there any Co-Promoters (as defined by MahaRERA Order) in the project ?</b>	Yes		
<b>Plot Bearing No / CTS no / Survey Number/Final Plot no.</b>	795A, 795A/1 TO 795A/15	<b>Boundaries East</b>	RAILWAY CONTAINER YARD
<b>Boundaries West</b>	CENTRAL RAILWAY TRACK	<b>Boundaries North</b>	RAILWAY CEMENT YARD
<b>Boundaries South</b>	GOREGAON-MULUND LINK ROAD	<b>State</b>	Maharashtra
<b>Division</b>	Konkan	<b>District</b>	Mumbai Suburban
<b>Taluka</b>	Kurla	<b>Village</b>	Kurla
<b>Pin Code</b>	400081	<b>Area(In sqmts)</b>	5050
<b>Total Building Count</b>	1		
<b>Sanctioned Buildings Count</b>	1	<b>Proposed But Not Sanctioned Buildings Count</b>	0
<b>Aggregate area(In sqmts) of recreational open space</b>	0		
<b>FSI Details</b>			
<b>Built-up-Area as per Proposed FSI (In sqmts) ( Proposed but not sanctioned) ( As soon as approved, should be immediately updated in Approved FSI)</b>	0	<b>Built-up-Area as per Approved FSI (In sqmts)</b>	25326.27
<b>TotalFSI</b>	25326.27		

## Co-Promoter Details

Project Name	Promoter Name	Co-Promoter Type	Type of Agreement/Arrangement	Office Number	Other Details
SENROOFS PHASE - II	CRESCENT BUILDERS	Partnership	Revenue Share	02225824023	Address : HOTEL PEARL ,PLOT NO 8 ,D.K.SANDHU MARG ,CHEMBUR ,CHEMBUR ,Division :Konkan ,District :Mumbai Suburban ,Taluka :Kurla ,Village :Kurla ,400071 ,MAHARASHTRA

### Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	258	145	0

### Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Aggregate area of recreational Open Space :	YES	0	For all Towers of the Larger Property
Open Parking :	YES	0	For all Towers of the Larger Property
Paved Driveway :	YES	0	For all Towers of the Larger Property
Internal Roads & Footpaths :	YES	95	Common for all Towers
Water Supply :	YES	50	For all Towers of the Larger Property
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	60	For all Towers of the Larger Property
Storm Water Drains :	YES	80	For all Towers of the Larger Property
Landscaping & Tree Planting :	YES	30	For all Towers of the Larger Property
Street Lighting :	YES	90	For all Towers of the Larger Property
Community Buildings :	YES	20	For all Towers of the Larger Property
Treatment And Disposal Of Sewage And Sullage Water :	YES	90	For all Towers of the Larger Property
Solid Waste Management And Disposal :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	90	For all Towers of the Larger Property
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	25	For all Towers of the Larger Property
Electrical Meter Room, Sub-Station, Receiving Station :	YES	90	For all Towers of the Larger Property

### Building Details

Sr.No.	Project Name	Name	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 - II	SANINO AND SILVINO	0	1	2	30	1	0	258
	Sr.No.		Apartment Type		Carpet Area (in Sqmts)		Number of Apartment		Number of Booked Apartment
	1		1 ROOM KITCHEN		28.74		48		32
	2		1 BED ROOM KITCHEN		39.33		48		32
	3		1 BED ROOM KITCHEN		39.33		48		19

4	1 ROOM KITCHEN	28.74	48	19
5	1 ROOM KITCHEN	28.74	56	22
6	1 BED ROOM KITCHEN	39.33	56	22
7	1 BED ROOM KITCHEN	39.33	56	38
8	1 ROOM KITCHEN	28.74	56	38
9	1 BED ROOM KITCHEN	50.53	56	37
10	1 BED ROOM KITCHEN	46.71	19	14
11	1 BED ROOM KITCHEN	46.71	37	23

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	100
4	Stilt Floor	100
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	46
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.	31
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	35
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	10

## Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type
Uptown Spaces	A51800002594	Real Estate Agent
SAMIR HARISH CHHEDA	A51800001118	Real Estate Agent
Bhavesh Bhanushali	A51800003433	Real Estate Agent
MAHAVIR PRASAD TOSHNIWAL	A51700003016	Real Estate Agent
Dipti Manohar Patil	A51900003514	Real Estate Agent
Nitin Ajabrao Sonawane	A51700003026	Real Estate Agent
Hasmukh Nemchand Shah	A51900001642	Real Estate Agent
PROPRERA	A51700003151	Real Estate Agent
ELARA MARKETING SERVICES PRIVATE LIMITED	A51700000030	Real Estate Agent
JAATVEDAS CONSTRUCTION CO PVT LTD	NA	Contractor

R K ELETRICALS	NA	Contractor
J K ENTERPRISES	NA	Contractor
VISHALA DECOR	NA	Contractor
NOBLE FIRETECH ENGINEERS PVT LTD	NA	Contractor
CHAMUNDA CONSTRUCTIONS	NA	Contractor
ARCHITECT HAFEEZ CONTRACTOR	NA	Architect
BHATNAGAR AMBRE KOTHARI	NA	Architect
JW CONSULTANTS LLP	NA	Structural Engineer

### 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 - II	HIGH COURT	S/3051/2011	Civil	No	Suit		2011	FOR DIRECTION	NA
SENROOFS PHASE - II	HIGH COURT	WP/1940/2015	Civil	No	Writ Petition		2015	FOR ADMISSION	NA

### Uploaded Documents

Document Name	Uploaded Document
Copy of the legal title report	<a href="#">View</a>
Details of encumbrances	<a href="#">View</a>
Copy of Layout Approval (in case of layout)	<a href="#">View</a>
Proforma of the allotment letter and agreement for sale	<a href="#">View</a>
Proforma of the allotment letter and agreement for sale	<a href="#">View</a>
Declaration in FORM B	<a href="#">View</a>
Declaration in FORM B	<a href="#">View</a>
Declaration in FORM B	<a href="#">View</a>
Commencement Certificates	<a href="#">View</a>
Building Plan Approval (IOD)	<a href="#">View</a>
Building Plan Approval (IOD)	<a href="#">View</a>
Other	<a href="#">View</a>

Back