

MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100166082



Payment Date 17/12/2024

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 53259.00

Organization

Name	Manjari Housing Projects LLP	PAN Number	xxxxxx014F
Organization Type	Others	Description For Other Type Organization	Limited Liability Partnership
Do you have any Past Experience ?	Yes		

Address Details

Block Number	5th Floor	Building Name	Godrej One
Street Name	Eastern Express Highway	Locality	Vikhroli East
Land mark	Pirojshanagar	State/UT	MAHARASHTRA
Division	Konkan	District	Mumbai Suburban
Taluka	Kurla	Village	Kurla
Pin Code	400079		

Organization Contact Details

Name of Contact Person	Meena Karne	Designation of Contact Person	Director
Office Number	02262698500		
Fax Number		Email ID	sarita.niketan@godrejproperties.com
Secondary Mobile Number	7984635203		
Website URL			

Past Experience Details

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	Total Cost	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
1	Godrej Sky	Residential	NA	640	Sec 5 Gat no 141P	812630982	Gat no 141P,	1	320	2026-03-31	2026-03-31

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	Total Cost	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
	Greens Phase 2				142P 146P Manjari Khurd off Awhalwadi road Taluka Haveli Pune 412307		142P, 146P				

Other Organization Type Member Information

Name	Member Type	PAN No.	VIEW
Subhasish Pattanaik	Individual	r6cUPDAFzfDITsWcC8JWA==	View
Ashok Dhanraj Chordia	Individual	ry1RzDBj+dK4X8E5L3feXg==	View
Atul Ashok Chordia	Individual	anssqll3IK7VOsk2rJud+A==	View

Project

Project Name (Mention as per Sanctioned Plan)	Sarita Niketan	Project Status	New Project
Proposed Date of Completion	31/12/2027		
Litigations related to the project ?	No	Project Type	Residential
Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?	No		
Plot Bearing No / CTS no / Survey Number/Final Plot no.	159 part, 160 part	Boundaries East	9m wide road
Boundaries West	18m wide road	Boundaries North	Adj gat no 159
Boundaries South	18m wide road	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	MANJARI KH
Street	Off 30 meters RP road (Kharadi-Wagholi-Manjari road)	Locality	Manjari-Khurd
Pin Code	412307	Total Plot/Project area (sqmts)	5202.00
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	520.20		

FSI Details

Sanctioned FSI of the project
applied for registration
(Sanctioned Built-up Area)

24375.16

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

0

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

24375.16

Details of RERA Designated Separate Bank Account

Bank Name	ICICI Bank	Bank A/c Number	777705771405
IFSC Code	ICIC0000321	Branch Name	Empire Square Building
Bank Address	Empire Square Building, Old Mumbai-Pune Highway, Chinchwad, Pune - 411019		

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	1129	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	As per sanctioned plan
Water Conservation, Rain water Harvesting :	YES	0	Recharge pit will be provided as per design
Energy management :	YES	0	Solar PV or SHW as per design
Fire Protection And Fire Safety Requirements :	YES	0	Hydrant & fire alarm system as per design
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Meter room & Substation as per MSEDCL
Aggregate area of recreational Open Space :	YES	0	As per sanctioned plan
Open Parking :	YES	0	As per sanctioned plan
Water Supply :	YES	0	Municipal/tanker subject to availability on charge
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	STP as per design
Storm Water Drains :	YES	0	As per approved drawings/design
Landscaping & Tree Planting :	YES	0	As per sanctioned plan
Street Lighting :	YES	0	As per desing/approved drawings
Community Buildings :	YES	0	Creche to be provided
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	Treated water use for gardening & WC flushing
Solid Waste Management And Disposal :	YES	0	OWC for wet garbage

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
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1	Sarita Niketan	Social Housing Building - Sarita Niketan	31/12/2027	0	1	2	25	0	661	1129																															
		<table><tr><th>Sr.No.</th><th>Apartment Type</th><th>Carpet Area (in Sqmts)</th><th>Number of Apartment</th><th>Number of Booked Apartment</th></tr><tr><td>1</td><td>1BHK</td><td>29.7</td><td>216</td><td>0</td></tr><tr><td>2</td><td>1BHK</td><td>29.6</td><td>44</td><td>0</td></tr><tr><td>3</td><td>1BHK</td><td>29.59</td><td>22</td><td>0</td></tr><tr><td>4</td><td>2BHK</td><td>40.88</td><td>194</td><td>0</td></tr></table>	Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	1BHK	29.7	216	0	2	1BHK	29.6	44	0	3	1BHK	29.59	22	0	4	2BHK	40.88	194	0														
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Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
VK Architects	NA	Architect	2066268888	VK:a architecture. 5th Floor, Next Gen Avenue Su.No 103(p), CTS no 2850, Bahiratwadi, Off, Senapati Bapat Rd, near ICC Trade Tower, Pune 411016
STS Consultants	NA	Engineer	9762411793	C3/101-104, Saudamini Commercial Complex, Paud Road, Bhusari Colony, Kothrud, Pune, Maharashtra, India – 411038
MD Deshpande & Co	NA	Chartered Accountant	9167987383	1st Floor, Above Jankalyan Bank,Plot No.37, Datar Colony,Bhandup East,Mumbai 400042
VK Environment	NA	Other Professional	2066268888	VK:a architecture. 5th Floor, Next Gen Avenue Su.No 103(p), CTS no 2850, Bahiratwadi, Off, Senapati Bapat Rd, near ICC Trade Tower, Pune 411016
P Gandhi & Co	NA	Chartered Accountant	8552999977	16, Sancheti Chambers, 3rd Floor, opp Vijay Talkies, Laxmi Road, Pune-411030

Litigations Details

No Records Found

Document Name	Uploaded DateTime	Uploaded Document
1 PAN Card	09/08/2024 17:05:26	View Download
1 Copy of the legal title report	09/08/2024 17:06:29	View Download
2 Copy of the legal title report	09/08/2024 17:19:40	View Download
3 Copy of the legal title report	09/08/2024 17:19:56	View Download
4 Copy of the legal title report	09/08/2024 17:20:13	View Download
5 Copy of the legal title report	09/08/2024 17:20:27	View Download
1 a Details of encumbrances concerned to Finance	13/12/2024 13:16:42	View Download
2 a Details of encumbrances concerned to Finance	13/12/2024 13:18:07	View Download
1 b Details of encumbrances concerned to Legal	13/12/2024 13:16:42	View Download
2 b Details of encumbrances concerned to Legal	13/12/2024 13:18:07	View Download
1 Copy of Layout Approval (in case of layout)	09/08/2024 17:26:58	View Download
1 Building Plan Approval / NA Order for plotted development	09/08/2024 17:28:42	View Download
2 Building Plan Approval / NA Order for plotted development	09/08/2024 17:29:00	View Download
3 Building Plan Approval / NA Order for plotted development	09/08/2024 17:32:06	View Download
4 Building Plan Approval / NA Order for plotted development	09/08/2024 17:32:28	View Download
5 Building Plan Approval / NA Order for plotted development	09/08/2024 17:32:45	View Download
6 Building Plan Approval / NA Order for plotted development	09/08/2024 17:33:00	View Download
7 Building Plan Approval / NA Order for plotted development	13/08/2024 18:59:14	View Download
1 Commencement Certificates / NA Order for plotted development	09/08/2024 17:34:27	View Download
2 Commencement Certificates / NA Order for plotted development	28/03/2025 18:53:51	View Download
1 Declaration about Commencement Certificate	28/03/2025 18:54:13	View Download
1 Declaration in FORM B	13/12/2024 12:24:06	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	08/01/2025 15:39:56	View Download
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	08/01/2025 15:40:29	View Download
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)		NA

1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)		NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)		NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)		NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2023-24)		NA
1 Disclosure for secured/unsecured finance availed for the project	07/03/2025 11:49:04	View Download
1 Disclosure of sold/ booked inventory		NA
1 CERSAI details	13/12/2024 12:31:20	View Download
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	08/01/2025 15:58:53	View Download
1 Disclosure of Interest in Other Real Estate Organizations	13/08/2024 19:05:44	View Download
2 Disclosure of Interest in Other Real Estate Organizations	13/08/2024 19:06:06	View Download
3 Disclosure of Interest in Other Real Estate Organizations	16/12/2024 17:38:28	View Download
4 Disclosure of Interest in Other Real Estate Organizations	16/12/2024 17:38:49	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)		NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)		NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)		NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)		NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)		NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)		NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)		NA
1 Proforma of Agreement for sale	16/12/2024 18:38:25	View Download
1 Proforma of Allotment letter	16/12/2024 17:46:44	View Download
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development		NA
1 Architect's Certificate on Completion of Project (Form 4)		NA
1 Status of Formation of Legal Entity (Society/Co Op etc.)		NA
1 Status of Conveyance		NA
1 Declaration about all RERA Designated Bank Accounts (Format A)	13/12/2024 12:34:18	View Download
1 Letter from the bank regarding the opening of RERA Designated Bank Accounts (Format B)	13/12/2024 12:37:26	View Download
1 Foreclosure of the Project		NA
1 Deviation Report with respect to Allotment letter	16/12/2024 17:48:52	View Download
1 Deviation Report with respect to model copy of Agreement	16/12/2024 17:53:40	View Download

2 Deviation Report with respect to model copy of Agreement	16/12/2024 17:54:23	View Download
1 Home Buyer /Allottee Grievance Redressal Cell		NA
1 Other – Legal	09/08/2024 17:42:22	View Download
2 Other – Legal	09/08/2024 17:44:02	View Download
3 Other – Legal	16/12/2024 17:55:01	View Download
4 Other – Legal	16/12/2024 18:03:04	View Download
1 Other – Finance	09/01/2025 15:51:31	View Download
2 Other – Finance	09/01/2025 16:59:04	View Download
3 Other – Finance	28/03/2025 18:50:36	View Download
1 Other – Technical	13/12/2024 12:57:40	View Download
2 Other – Technical	16/12/2024 18:02:35	View Download

Cost Details

Sr. No			Particular	Estimated Amount (in INR)	Actual Amount (in INR)
1			Land Cost :		
	a		Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost	0	0
	b		Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	0	0
	c		Acquisition cost of TDR (if any)	0	0
	d		Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	0	0
	e		Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0	0
	f	i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
		ii	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0	0
		iii	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount	0	0

			whatsoever payable to any authorities towards and in project of rehabilitation		
		iv	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	0	0
2			Development Cost/ Cost of Construction		
	a	i	Estimated Cost of Construction as certified by Engineer	907871920	97077321
		ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA. minimum of (i) and (ii) has to be considered.		
		ii	Expenditure for development of entire project excluding cost of construction as per (a) above, i.e. salaries, consultants fees, site overheads development works, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	17325800	0
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	0	0
	c		Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	0	0
3			Total Estimated Cost of the Real Estate Project	925197720	97077321