

MHADA Pune Board Mega Lottery 2026

Citizen Shortlist Dossier & Multi-Scheme Comparison Report

Pune Board Mega Lottery
4,462 Homes Lottery Reference

SHORTLISTED PORTFOLIO

5 Schemes

TOTAL COMBINED HOMES

864 Homes

COMBINED EMD READINESS

₹95,000

REPORT TIMESTAMP

28 Aug 2026, 06:10 pm

1. Shortlisted Schemes Master Comparison Matrix

#	CODE	SCHEME & DEVELOPER	BHK	LOCALITY	AUTH	GROUP	CARPET	EST. PRICE	EMD	UNITS	MAHARERA NO
1	968-A	SHANTI NIKETAN MHALUNGE 1BHK Private Developer	1 BH...	Mhalunge	Social Housi...	E...	300-318 sq.ft	₹14,24,200 - 14,44,600	₹15,0...	180	Part OC Received Per MahaRERA
2	968-B	SHANTI NIKETAN MHALUNGE 2BHK Private Developer	2 BH...	Mhalunge	Social Housi...	LI...	435-438 sq.ft	₹19,92,400 - 20,10,400	₹20,...	213	Part OC Received Per MahaRERA
3	964-B	SARITA NIKETAN MANJARI KH 2BHK Manjari Housing Projects LLP	2 BH...	Manjari	Social Housi...	LI...	440 sq.ft	₹20,49,800	₹20,...	194	P52100079924 2028-12-15
4	919	ZEN ELITE KHARADI 1BHK RION BUILDTech PRIVATE LIMITED	1 BH...	Kharadi	PMC	LI...	356-361 sq.ft	₹13,89,400 - 15,40,400	₹20,...	3	P52100033357 2026-12-31
5	1012-B	AVIAN VALLEY SOLAIRE BHUGAON 2BHK KAKADE ESTATE DEVELOPERS PVT. LTD.	2 BH...	Bhugaon	Social Housi...	LI...	535 sq.ft	₹27,16,900 - 28,03,400	₹20,...	274	PR12600025024... 2029-12-31
PORTFOLIO TOTALS & AVERAGES:							—	Avg ~₹19.1L	₹95,...	864	—

How to Use This Dossier: Detailed 1-page analytical sheets for each shortlisted scheme are provided on subsequent pages, complete with direct live hyperlinks to open each scheme in the interactive Explorer, view on Google Maps, and inspect MahaRERA blueprints.

#1

SCHEME CODE: 968-A

1 BHK

Social Housing

EWS Category

Advt Row #3

SHANTI NIKETAN MHALUNGE 1BHK

MahaRERA Project: SHANTI NIKETAN
MHALUNGE 1BHKPromoter: Private Developer (20%
Inclusive Housing)

BASE FLAT PRICE:

₹14,24,200 -
14,44,600Total Possession: ₹15,43,894
(~15.4L*)

Interactive Web Deep-Links:

- [Open in Scheme Explorer](#)
- [View Verified Blueprints & Plans on Portal](#)
- [Google Maps Navigation](#)
-
- [Official MHADA Portal](#)

Property Specifications & Area (सदनिका तपशील)

Scheme Code:	968-A
Locality & Planning Authority:	Mhalunge (Social Housing)
Survey / CTS / Gat No:	S. NO 40 (P) to 47 (P)
BHK Configuration:	1 BHK
RERA Carpet Area:	300-318 sq.ft (27.83-29.51 m ²)
Built-up Area:	45.29-45.94 m ²
Total Available Units:	180 Homes
Income Group & Ceiling:	EWS (₹6,00,000/- per year)
Construction Status:	Active / Ready Possession

₹ All-Inclusive Possession & EMI (एकूण ताबा खर्च)

Advertised Base Price:	₹14,24,200 - 14,44,600
Approx Base Rate / sq.ft:	₹4,609/sq.ft
Stamp Duty (6% मुद्रांक शुल्क):	₹85,452
Govt Registration (1% max ₹30k):	₹14,242
Society Formation & Incidentals:	₹20,000
Total Possession Outlay (एकूण ताबा):	₹15,43,894
Upfront Cash (15% Down + Reg + Stamp):	₹3,33,324
Online EMD Deposit (Refundable):	₹15,000
Application Fee (Non-refundable):	₹708
Est. 20-Yr EMI (@8.5% Loan):	₹10,506 / mo
Min Monthly Salary (45% FOIR):	₹23,347 / mo

MahaRERA Registration No: Part OC Received

Target Completion Date: Per MahaRERA Filing • Verification Status: **Verified**
on MahaRERA Public Registry0 Layout
Plans0 Floor
Blueprints0 Title
Reports

15-Category Reservation Quota Allocation (आरक्षण कोटा वाटप - एकूण 180 घरे)

GP General Public (सर्वसाधारण) 90 Units	SC Scheduled Caste (अनुसूचि... 20 Units	ST Scheduled Tribe (अनुसूचित ... 11 Units
NT Nomadic Tribes (भटक्या ज... 3 Units	DT/VJ Denotified Tribes (विमु... 3 Units	EX Ex-Servicemen (माजी सैनिक) 9 Units
SG State Govt Staff (राज्य कर्म... 9 Units	CG Central Govt Staff (केंद्र कर्म... 4 Units	PH Divyang / Handicapped (दि... 5 Units
DF Defence Personnel (संरक्षण ... 4 Units	JR Journalists (पत्रकार) 5 Units	FF Freedom Fighters (स्वातंत्र्य ... 5 Units
MP/MLA MP / MLA / MLC (लो... 4 Units	ME MHADA Employees (म्हाडा ... 4 Units	AR Artists & Writers (कलाकार) 4 Units

Key Allotment & Banking Notes for Scheme 968-A:

- Online Application Deposit:** Requires ₹15,000 refundable EMD + ₹708 non-refundable application fee from the applicant's own bank account before 15 Sep 2026 (11:59 PM).
- Allotment & Possession:** Winners must deposit 10% acceptance within 30 days of Provisional Offer Letter. Lock-in period of 5 years applies on all MHADA lottery allotments.

#2

SCHEME CODE: 968-B

2 BHK

Social Housing

LIG Category

Advt Row #4

SHANTI NIKETAN MHALUNGE 2BHK

MahaRERA Project: SHANTI NIKETAN
MHALUNGE 2BHKPromoter: Private Developer (20%
Inclusive Housing)

BASE FLAT PRICE:

₹19,92,400 -
20,10,400Total Possession: ₹21,51,868
(~21.5L*)

Interactive Web Deep-Links:

- [Open in Scheme Explorer](#)
- [View Verified Blueprints & Plans on Portal](#)
- [Google Maps Navigation](#)
-
- [Official MHADA Portal](#)

Property Specifications & Area (सदनिका तपशील)

Scheme Code:	968-B
Locality & Planning Authority:	Mhalunge (Social Housing)
Survey / CTS / Gat No:	S. NO 40 (P) to 47 (P)
BHK Configuration:	2 BHK
RERA Carpet Area:	435-438 sq.ft (40.40-40.73 m ²)
Built-up Area:	63.36-63.93 m ²
Total Available Units:	213 Homes
Income Group & Ceiling:	LIG (₹9,00,000/- per year)
Construction Status:	Active / Ready Possession

₹ All-Inclusive Possession & EMI (एकूण ताबा खर्च)

Advertised Base Price:	₹19,92,400 - 20,10,400
Approx Base Rate / sq.ft:	₹4,564/sq.ft
Stamp Duty (6% मुद्रांक शुल्क):	₹1,19,544
Govt Registration (1% max ₹30k):	₹19,924
Society Formation & Incidentals:	₹20,000
Total Possession Outlay (एकूण ताबा):	₹21,51,868
Upfront Cash (15% Down + Reg + Stamp):	₹4,58,328
Online EMD Deposit (Refundable):	₹20,000
Application Fee (Non-refundable):	₹708
Est. 20-Yr EMI (@8.5% Loan):	₹14,697 / mo
Min Monthly Salary (45% FOIR):	₹32,660 / mo

MahaRERA Registration No: Part OC Received

Target Completion Date: Per MahaRERA Filing • Verification Status: **Verified**
on MahaRERA Public Registry0 Layout
Plans0 Floor
Blueprints0 Title
Reports

15-Category Reservation Quota Allocation (आरक्षण कोटा वाटप - एकूण 213 घरे)

GP General Public (सर्वसाधारण) 107 Units	SC Scheduled Caste (अनुसूचित) 24 Units	ST Scheduled Tribe (अनुसूचित) 13 Units
NT Nomadic Tribes (भटक्या जमाती) 3 Units	DT/VJ Denotified Tribes (विमुक्त) 3 Units	EX Ex-Servicemen (माजी सैनिक) 11 Units
SG State Govt Staff (राज्य कर्मचारी) 11 Units	CG Central Govt Staff (केंद्र कर्मचारी) 4 Units	PH Divyang / Handicapped (दिव्यांग) 7 Units
DF Defence Personnel (संरक्षण कर्मचारी) 5 Units	JR Journalists (पत्रकार) 6 Units	FF Freedom Fighters (स्वातंत्र्य सेनानी) 6 Units
MP/MLA MP / MLA / MLC (लोकराज) 5 Units	ME MHADA Employees (म्हाडा कर्मचारी) 4 Units	AR Artists & Writers (कलाकार) 4 Units

Key Allotment & Banking Notes for Scheme 968-B:

- Online Application Deposit:** Requires ₹20,000 refundable EMD + ₹708 non-refundable application fee from the applicant's own bank account before 15 Sep 2026 (11:59 PM).
- Allotment & Possession:** Winners must deposit 10% acceptance within 30 days of Provisional Offer Letter. Lock-in period of 5 years applies on all MHADA lottery allotments.

#3

SCHEME CODE: 964-B

2 BHK

Social Housing

LIG Category

Advt Row #2

BASE FLAT PRICE:

₹20,49,800

Total Possession: ₹22,13,286

(~22.1L*)

SARITA NIKETAN MANJARI KH 2BHK

MahaRERA Project: [Sarita Niketan](#) • Promoter: [Manjari Housing Projects LLP](#)

Interactive Web Deep-Links:

- [Open in Scheme Explorer](#)
- [View Verified Blueprints & Plans on Portal](#)
- [Google Maps Navigation](#)
- [Official MHADA Portal](#)

Property Specifications & Area (सदनिका तपशील)

Scheme Code:	964-B
Locality & Planning Authority:	Manjari (Social Housing)
Survey / CTS / Gat No:	Sr. No.124, 125, 127 to 132, 137 to 170
BHK Configuration:	2 BHK
RERA Carpet Area:	440 sq.ft (40.88 m ²)
Built-up Area:	61.60 m ²
Total Available Units:	194 Homes
Income Group & Ceiling:	LIG (₹9,00,000/- per year)
Construction Status:	Under Construction (2028-12-15)

₹ All-Inclusive Possession & EMI (एकूण ताबा खर्च)

Advertised Base Price:	₹20,49,800
Approx Base Rate / sq.ft:	₹4,659/sq.ft
Stamp Duty (6% मुद्रांक शुल्क):	₹1,22,988
Govt Registration (1% max ₹30k):	₹20,498
Society Formation & Incidentals:	₹20,000
Total Possession Outlay (एकूण ताबा):	₹22,13,286
Upfront Cash (15% Down + Reg + Stamp):	₹4,70,956
Online EMD Deposit (Refundable):	₹20,000
Application Fee (Non-refundable):	₹708
Est. 20-Yr EMI (@8.5% Loan):	₹15,120 / mo
Min Monthly Salary (45% FOIR):	₹33,600 / mo

MahaRERA Registration No: P52100079924 (Project ID: 55037)

Target Completion Date: 2028-12-15 • Verification Status: **Verified on**
MahaRERA Public Registry[1 Layout Plans](#)[7 Floor Blueprints](#)[5 Title Reports](#)

15-Category Reservation Quota Allocation (आरक्षण कोटा वाटप - एकूण 194 घरे)

GP General Public (सर्वसाधारण) 98 Units	SC Scheduled Caste (अनुसूचित...) 22 Units	ST Scheduled Tribe (अनुसूचित...) 12 Units
NT Nomadic Tribes (भटक्या ज...) 3 Units	DT/VJ Denotified Tribes (विमु...) 3 Units	EX Ex-Servicemen (माजी सैनि...) 10 Units
SG State Govt Staff (राज्य कर्म...) 10 Units	CG Central Govt Staff (केंद्र कर्म...) 4 Units	PH Divyang / Handicapped (दि...) 6 Units
DF Defence Personnel (संरक्षण ...) 4 Units	JR Journalists (पत्रकार) 5 Units	FF Freedom Fighters (स्वातंत्र्य ...) 5 Units
MP/MLA MP / MLA / MLC (लो...) 4 Units	ME MHADA Employees (म्हडा ...) 4 Units	AR Artists & Writers (कलाकार) 4 Units

Key Allotment & Banking Notes for Scheme 964-B:

- Online Application Deposit:** Requires ₹20,000 refundable EMD + ₹708 non-refundable application fee from the applicant's own bank account before 15 Sep 2026 (11:59 PM).
- Allotment & Possession:** Winners must deposit 10% acceptance within 30 days of Provisional Offer Letter. Lock-in period of 5 years applies on all MHADA lottery allotments.

#4

SCHEME CODE: 919

1 BHK

PMC

LIG Category

Advt Row #19

ZEN ELITE KHARADI 1BHK

MahaRERA Project: ZEN ELITE

Promoter: RION BUILDTECH PRIVATE LIMITED

BASE FLAT PRICE:

₹13,89,400 -
₹15,40,400

Total Possession: ₹15,06,658 (~15.1L*)

Interactive Web Deep-Links:

- [Open in Scheme Explorer](#)
- [View Verified Blueprints & Plans on Portal](#)
- [Google Maps Navigation](#)
- [Official MHADA Portal](#)

Property Specifications & Area (सदनिका तपशील)

Scheme Code:	919
Locality & Planning Authority:	Kharadi (PMC)
Survey / CTS / Gat No:	Sr. No.70/1
BHK Configuration:	1 BHK
RERA Carpet Area:	356-361 sq.ft (33.04-33.56 m ²)
Built-up Area:	41.75-46.29 m ²
Total Available Units:	3 Homes
Income Group & Ceiling:	LIG (₹9,00,000/- per year)
Construction Status:	Under Construction (2026-12-31)

₹ All-Inclusive Possession & EMI (एकूण ताबा खर्च)

Advertised Base Price:	₹13,89,400 - 15,40,400
Approx Base Rate / sq.ft:	₹3,876/sq.ft
Stamp Duty (6% मुद्रांक शुल्क):	₹83,364
Govt Registration (1% max ₹30k):	₹13,894
Society Formation & Incidentals:	₹20,000
Total Possession Outlay (एकूण ताबा):	₹15,06,658
Upfront Cash (15% Down + Reg + Stamp):	₹3,25,668
Online EMD Deposit (Refundable):	₹20,000
Application Fee (Non-refundable):	₹708
Est. 20-Yr EMI (@8.5% Loan):	₹10,249 / mo
Min Monthly Salary (45% FOIR):	₹22,776 / mo

MahaRERA Registration No: P52100033357 (Project ID: 31354) >

Target Completion Date: 2026-12-31 • Verification Status: Verified on MahaRERA Public Registry

1 Layout
Plans >5 Floor
Blueprints >1 Title
Reports >

15-Category Reservation Quota Allocation (आरक्षण कोटा वाटप - एकूण 3 घरे)

GP General Public (सर्वसाधारण) 0 Units	SC Scheduled Caste (अनुसूचित... 0 Units	ST Scheduled Tribe (अनुसूचित ... 0 Units
NT Nomadic Tribes (भटक्या ज... 0 Units	DT/VJ Denotified Tribes (विमु... 0 Units	EX Ex-Servicemen (माजी सैनिक) 0 Units
SG State Govt Staff (राज्य कर्म... 0 Units	CG Central Govt Staff (केंद्र कर्म... 0 Units	PH Divyang / Handicapped (दि... 0 Units
DF Defence Personnel (संरक्षण ... 0 Units	JR Journalists (पत्रकार) 1 Unit	FF Freedom Fighters (स्वातंत्र्य ... 0 Units
MP/MLA MP / MLA / MLC (लोकप्र... 1 Unit	ME MHADA Employees (म्हडा क... 1 Unit	AR Artists & Writers (कलाकार) 0 Units

Key Allotment & Banking Notes for Scheme 919:

- Online Application Deposit:** Requires ₹20,000 refundable EMD + ₹708 non-refundable application fee from the applicant's own bank account before 15 Sep 2026 (11:59 PM).
- Allotment & Possession:** Winners must deposit 10% acceptance within 30 days of Provisional Offer Letter. Lock-in period of 5 years applies on all MHADA lottery allotments.

#5

SCHEME CODE: 1012-B

2 BHK

Social Housing

LIG Category

Advt Row #6

AVIAN VALLEY SOLAIRE BHUGAON 2BHK

MahaRERA Project: Avian Valley - Solaire

Promoter: KAKADE ESTATE DEVELOPERS PVT. LTD.

BASE FLAT PRICE:

₹27,16,900 - 28,03,400

Total Possession: ₹29,27,083 (~29.3L*)

Interactive Web Deep-Links:

- [Open in Scheme Explorer](#)
- [View Verified Blueprints & Plans on Portal](#)
- [Google Maps Navigation](#)
- [Official MHADA Portal](#)

Property Specifications & Area (सदनिका तपशील)

Scheme Code:	1012-B
Locality & Planning Authority:	Bhugaon (Social Housing)
Survey / CTS / Gat No:	S. NO 115/1 to 115/13, 130/2A, Sector-3
BHK Configuration:	2 BHK
RERA Carpet Area:	535 sq.ft (49.73 m ²)
Built-up Area:	86.40-89.15 m ²
Total Available Units:	274 Homes
Income Group & Ceiling:	LIG (₹9,00,000/- per year)
Construction Status:	Under Construction (2029-12-31)

₹ All-Inclusive Possession & EMI (एकूण ताबा खर्च)

Advertised Base Price:	₹27,16,900 - 28,03,400
Approx Base Rate / sq.ft:	₹5,078/sq.ft
Stamp Duty (6% मुद्रांक शुल्क):	₹1,63,014
Govt Registration (1% max ₹30k):	₹27,169
Society Formation & Incidentals:	₹20,000
Total Possession Outlay (एकूण ताबा):	₹29,27,083
Upfront Cash (15% Down + Reg + Stamp):	₹6,17,718
Online EMD Deposit (Refundable):	₹20,000
Application Fee (Non-refundable):	₹708
Est. 20-Yr EMI (@8.5% Loan):	₹20,041 / mo
Min Monthly Salary (45% FOIR):	₹44,536 / mo

MahaRERA Registration No: PR1260002502429 (Project ID: 61779)

Target Completion Date: 2029-12-31 • Verification Status: **Verified on**
MahaRERA Public Registry[1 Layout Plans](#)[14 Floor Blueprints](#)[1 Title Reports](#)

15-Category Reservation Quota Allocation (आरक्षण कोटा वाटप - एकूण 274 घरे)

GP General Public (सर्वसाधारण) 137 Units	SC Scheduled Caste (अनुसूचित) 31 Units	ST Scheduled Tribe (अनुसूचित) 17 Units
NT Nomadic Tribes (भटक्या जमाती) 4 Units	DT/VJ Denotified Tribes (विमुक्त) 4 Units	EX Ex-Servicemen (माजी सैनिक) 15 Units
SG State Govt Staff (राज्य कर्मचारी) 15 Units	CG Central Govt Staff (केंद्र कर्मचारी) 5 Units	PH Divyang / Handicapped (दिव्यांग) 9 Units
DF Defence Personnel (संरक्षण कर्मचारी) 5 Units	JR Journalists (पत्रकार) 8 Units	FF Freedom Fighters (स्वातंत्र्य सेनानी) 8 Units
MP/MLA MP / MLA / MLC (लोकराज्य) 6 Units	ME MHADA Employees (म्ह्याडा कर्मचारी) 5 Units	AR Artists & Writers (कलाकार) 5 Units

Key Allotment & Banking Notes for Scheme 1012-B:

- Online Application Deposit:** Requires ₹20,000 refundable EMD + ₹708 non-refundable application fee from the applicant's own bank account before 15 Sep 2026 (11:59 PM).
- Allotment & Possession:** Winners must deposit 10% acceptance within 30 days of Provisional Offer Letter. Lock-in period of 5 years applies on all MHADA lottery allotments.

Citizen Application & Official Banking Protocol Guide

EMD Payment & Banking Rules

- ✓ **Applicant's Own Bank Account:** EMD deposit payment and refunds must strictly originate from the applicant's own bank account (or joint with spouse). Third-party accounts result in refund forfeiture.
- ✓ **Combined EMD Readiness:** You have shortlisted 5 schemes requiring a total initial deposit of **₹95,000** (+ ₹708 fee per scheme). Ensure liquid balance prior to 15 Sep 2026.
- ✓ **Auto-Refund Processing:** Unsuccessful applicants will receive 100% EMD refund automatically back to their registered bank account starting from 20 Oct 2026.

Mandatory Documents Checklist

- ✓ **Aadhaar Card:** Mobile number must be linked with UIDAI for DigiLocker OTP authentication.
- ✓ **PAN Card:** Verified instantly via Income Tax e-filing portal integration.
- ✓ **Maharashtra Domicile Certificate:** Barcoded domicile issued on or after 01/01/2018 by MahaOnline / Aaple Sarkar.
- ✓ **Tahsildar Income Certificate:** Combined household annual income certificate for FY 2025-26 (issued by competent authority).

Official MHADA Pune Lottery 2026 Milestones Timeline

Application & Payment Cutoff
15 Sep 2026 (11:59 PM)

Provisional Accepted List
29 Sep 2026 (07:00 PM)

Online Objections / Grievance
29 Sep – 01 Oct 2026

Final Accepted List
08 Oct 2026 (07:00 PM)

Computerized Draw (सोडत)
13 Oct 2026 (11:00 AM)

Refund Distribution Start
20 Oct 2026 onwards

Pune Board Office: Griha Nirman Bhavan, Agarkar Nagar, Pune - 411001 • Tel: 020-26127396 / 020-26127397

Payment Support: +91 7066047212 / 7262003084

MHADA Portal: <https://housing.mhada.gov.in>

⚠ Public Due Diligence Notice: This dossier is compiled for informational and evaluation purposes from the official MHADA Pune Board lottery advertisement dated 24/08/2026. Possession outlay, stamp duty (6%), registration (1%), and loan EMIs are indicative calculations. Prospective applicants are strongly advised to verify MahaRERA filings on maharera.maharashtra.gov.in and apply only through housing.mhada.gov.in.