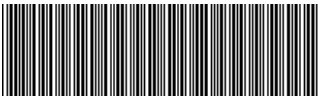


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100138174



Payment Date 30/04/2023

Total Amount Paid by User 40760.00

Organization

Name Valentina 7 Buildcon LLP PAN Number xxxxxx515C

Organization Type Partnership Description For Other Type Organization NA

Do you have any Past Experience ? No

Address Details

Block Number S. No 34/5/1 to 6 Building Name Chaandrai Constructions

Street Name Near Cosmos Bank Locality Ambegaon BK

Land mark Cosmos bank State/UT MAHARASHTRA

Division Pune District Pune

Taluka Haveli Village

Pin Code 411046

Organization Contact Details

Name of Contact Person Siddharth Takale Designation of Contact Person Admin

Office Number 02024365959

Fax Number Email ID virajdevelopers9090@gmail.com

Secondary Mobile Number 9921424026

Website URL

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
Sachin Sudam Beldare	Partner	xxxxxxxx835A	View Details
Mahesh Vishnupant Mulay	Partner	xxxxxxxx968A	View Details
Bipin Vivekanand Takawale	Partner	xxxxxxxx459Q	View Details

Rakesh Surendra Takawale	Partner	xxxxxxx946B	View Details
Makarand Bhaskarrao Dharma	Partner	xxxxxxx616L	View Details
Sachin Narendra Chavan	Partner	xxxxxxx885H	View Details
Amit harishchandra Karade	Partner	xxxxxxx277G	View Details
Dnyanesh Rajendra Chavan	Partner	xxxxxxx557B	View Details
Swapnil Ramdas Charwad	Partner	xxxxxxx254Q	View Details
Rakesh Sudam Beldare	Partner	xxxxxxx668G	View Details
Mangesh Sudam Beldare	Authorized Signatory	xxxxxxx212F	View Details
Prasanna Ramesh Charwad	Partner	xxxxxxx006Q	View Details
Sopan Gahinji lanke	Partner	xxxxxxx635H	View Details

Project

Project Name (Mention as per Sanctioned Plan)	Valeentina Tower	Project Status	New Project
Proposed Date of Completion	01/12/2030		
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.	Survey No. 57/3, Vadgaon Bk, Pune	Boundaries East	S NO 57 1
Boundaries West	S NO 57 1	Boundaries North	S NO 57 3 15 M WIDE ROAD
Boundaries South	S NO 57	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	
Street	Vadgaon BK	Locality	Vadgaon BK
Pin Code	411041	Total Plot/Project area (sqmts)	3987.50
Total Number of Proposed Building/Wings (In the Layout/Plot)	2		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	1	Proposed But Not Sanctioned Buildings Count	1
Total Recreational Open Space as Per Sanctioned Plan	398.75		
FSI Details			
Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	6752.16	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should	7533.59

Permissible Total FSI of Plot (Permissible Built-up Area)	14285.75
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Bank Details

Bank Name	The Cosmos Co OP Bank LTD	Bank A/c Number	9161001017073
IFSC Code	COSB0000916	Branch Name	Ambegaon BK
Bank Address	Dattanagar Ambegaon BK		

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	140	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	As per consultant drawing
Energy management :	YES	0	Common Solar water heating system
Fire Protection And Fire Safety Requirements :	YES	0	As per Consultant drawing
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	As per electrical Consultant drawing
Aggregate area of recreational Open Space :	YES	0	0
Open Parking :	NO	0	NA
Water Supply :	YES	0	supply by PMC/ Borewell / Tankers as per agreement
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	STP as per consultant drawing
Storm Water Drains :	YES	0	As per plumbing consultant drawing
Landscaping & Tree Planting :	YES	0	As per consultant drawing
Street Lighting :	NO	0	NA
Community Buildings :	YES	0	Common Club house for all phases
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	STP as per consultant drawing
Solid Waste Management And Disposal :	YES	0	As per consultant drawing

Building Details

[illegible]

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
Parvez Jamadar	NA	Architect	9822092146	Office No. 1 Bharat Arcade G.T. Road Camp Pune 411001
SPAK & CO	NA	Chartered Accountant	9850016185	Office No 4 & 5, CTS No 1301, 2nd Floor, Swaroop Krupa Apartment, Above Sampada Sahakari Bank, Next to Sanas Plaza, Subhash Nagar, Bajirao Road, Shukrawar Peth Pune 411 002
Abhijeet sanjay Sonawane	NA	Engineer	9890918160	Viraj Height no 10 5 opp Sinhgad law college ambegaon bk pune 411046

Litigations Details

No Records Found

Document Name	Uploaded Document
1 PAN Card	View Download
1 Copy of the legal title report	View Download

1 a Details of encumbrances concerned to Finance	View Download
2 a Details of encumbrances concerned to Finance	View Download
1 b Details of encumbrances concerned to Legal	View Download
2 b Details of encumbrances concerned to Legal	View Download
1 Copy of Layout Approval (in case of layout)	View Download
1 Building Plan Approval / NA Order for plotted development	View Download
2 Building Plan Approval / NA Order for plotted development	View Download
3 Building Plan Approval / NA Order for plotted development	View Download
1 Commencement Certificates / NA Order for plotted development	View Download
1 Declaration about Commencement Certificate	View Download
1 Declaration in FORM B	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	NA
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	NA
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 Disclosure of sold/ booked inventory	NA
1 CERSAI details	View Download
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	View Download
1 Disclosure of Interest in Other Real Estate Organizations	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 Proforma of Agreement for sale	View Download
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 Proforma of Allotment letter	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 Other – Legal	NA

1 Other – Finance	NA
1 Other – Technical	NA
1 Foreclosure of the Project	NA
1 Separate Bank Account details including no encumbrances on the Bank Account or no escrow on the same	View Download
1 Deviation Report with respect to Allotment letter	View Download
1 Deviation Report with respect to model copy of Agreement	View Download
2 Deviation Report with respect to model copy of Agreement	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	87800000	87800000
	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	17800000	0
	c		Acquisition cost of TDR (if any)	51400000	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	11021040	6177040
	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 whatsoever payable to any authorities towards and in project of rehabilitation	0	0
		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	207554480	0
		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.	41510896	0
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	26100000	3908271
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	49600000	0
3		Total Estimated Cost of the Real Estate Project	492786416	97885311