

MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100165119



Payment Date 15/10/2024

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 156203.60

Organization

Name	Infinity Associates	PAN Number	xxxxxx925K
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	Office No. 313	Building Name	Rainbow Plaza
Street Name	3rd Floor	Locality	Rahatani
Land mark	Shivar Chowk	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Pimpri Chinchawad (M Corp.)
Pin Code	411017		

Organization Contact Details

Name of Contact Person	Naresh Laxmandas Vaswani	Designation of Contact Person	Partner
Office Number	02046741000		
Fax Number		Email ID	legal@legacylifespaces.com
Secondary Mobile Number	7507567065		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
Roshan Kishinchand Ramnani	Authorized Signatory	xxxxxxxx748C	View Details

Nikky Naresh Vaswani	Partner	xxxxxxx863C	View Details
Jagdish Dasyaram Chandnani	Partner	xxxxxxx161G	View Details
Bina Dayaram Chandnani	Partner	xxxxxxx118L	View Details
Naresh Laxmandas Vaswani	Partner	xxxxxxx599D	View Details

Project

Project Name (Mention as per Sanctioned Plan)	Legacy Milestone	Project Status	New Project
Proposed Date of Completion	31/12/2029		
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. 23/1(P), 23/2/1, 23/2/2, 23/5, 23/6/2, 23/6/3, 23/6/4, Village Punawale	Boundaries East	By Survey No 23 Hissa 2
Boundaries West	By road and remaining land of Survey No 23 p	Boundaries North	By Survey No 20
Boundaries South	By remaining land out of survey no 23	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Mulshi	Village	Punawale
Street	Kate Wasti	Locality	Punawale
Pin Code	411033	Total Plot/Project area (sqmts)	15496.46
Total Number of Proposed Building/Wings (In the Layout/Plot)	7		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	5	Proposed But Not Sanctioned Buildings Count	2
Total Recreational Open Space as Per Sanctioned Plan	1705.05		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	19448.01	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	79341.76
Permissible Total FSI of Plot (Permissible Built-up Area)	98789.77		

Details of RERA Designated Separate Bank Account

Bank Name	Axis Bank	Bank A/c Number	924020028717840
IFSC Code	UTIB0001641	Branch Name	Rahatani
Bank Address	Shop No 22 Rainbow Plaza Rahatani Gaon Taluka Haveli Pimple Saudagar Pune 411017		

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	00	00	00
Covered Parking (In Numbers)	741	00	00

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	00	AS PER PCMC NORMS
Water Conservation, Rain water Harvesting :	YES	00	AS PER PCMC NORMS
Energy management :	YES	00	AS PER PCMC NORMS
Fire Protection And Fire Safety Requirements :	YES	00	AS PER PCMC NORMS
Electrical Meter Room, Sub-Station, Receiving Station :	YES	00	AS PER PCMC NORMS
Aggregate area of recreational Open Space :	YES	00	AS PER PCMC NORMS
Open Parking :	YES	00	AS PER PCMC NORMS
Water Supply :	YES	00	AS PER PCMC NORMS
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	00	AS PER PCMC NORMS
Storm Water Drains :	YES	00	AS PER PCMC NORMS
Landscaping & Tree Planting :	YES	00	AS PER PCMC NORMS
Street Lighting :	YES	00	AS PER PCMC NORMS
Community Buildings :	YES	00	AS PER PCMC NORMS
Treatment And Disposal Of Sewage And Sullage Water :	YES	00	AS PER PCMC NORMS
Solid Waste Management And Disposal :	YES	00	AS PER PCMC NORMS

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										
1	Legacy Milestone	A	31/12/2029	01	01	00	19	00	00	92										
		<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>3BHK</td><td>74.88</td><td>51</td><td>27</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	3BHK	74.88	51	27
Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment																
1	3BHK	74.88	51	27																

1	Excavation	00
2	X number of Basement(s) and Plinth	00
3	X number of Podiums	00
4	Stilt Floor	00
5	X number of Slabs of Super Structure	00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	00
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	00
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	00
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	00

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
3	Legacy Milestone	C	31/12/2029	01	01	0	23	0	0	120

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Mhada	51.7	12	0
2	Mhada	47.22	6	0
3	2BHK	53.42	52	47
4	2BHK	48.76	24	22
5	1BHK	35.98	4	3

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	00
2	X number of Basement(s) and Plinth	00
3	X number of Podiums	00
4	Stilt Floor	00
5	X number of Slabs of Super Structure	00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	00
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the	00

		Flat/Premises	
8		Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	00
9		The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	00
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	00

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
4	Legacy Milestone	D	31/12/2029	01	01	0	03	0	00	76

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Mhada	52.22	12	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	00
2	X number of Basement(s) and Plinth	00
3	X number of Podiums	00
4	Stilt Floor	00
5	X number of Slabs of Super Structure	00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	00
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	00
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	00
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	00

Sr.No.	Project Name	Name (Also mention identification of building/wing/other	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	Number of Closed Parking
--------	--------------	--	-----------------------------	----------------------	------------------	--------------------	-----------------------------	------------------	----------------------------------	--------------------------

		as per approved plan)							Sanctioned Plan (4-wheeler+2-Wheeler)																																		
5	Legacy Milestone	E	31/12/2029	01	01	00	03	00	00	120																																	
		<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>Mhada</td><td>51.7</td><td>12</td><td>0</td></tr><tr><td>2</td><td>Mhada</td><td>47.22</td><td>6</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	Mhada	51.7	12	0	2	Mhada	47.22	6	0																		
Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment																																							
1	Mhada	51.7	12	0																																							
2	Mhada	47.22	6	0																																							
		<table><tr><th>Sr.No.</th><th>Tasks / Activity</th><th>Percentage of Work</th></tr><tr><td>1</td><td>Excavation</td><td>00</td></tr><tr><td>2</td><td>X number of Basement(s) and Plinth</td><td>00</td></tr><tr><td>3</td><td>X number of Podiums</td><td>00</td></tr><tr><td>4</td><td>Stilt Floor</td><td>00</td></tr><tr><td>5</td><td>X number of Slabs of Super Structure</td><td>00</td></tr><tr><td>6</td><td>Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises</td><td>00</td></tr><tr><td>7</td><td>Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises</td><td>00</td></tr><tr><td>8</td><td>Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.</td><td>00</td></tr><tr><td>9</td><td>The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing</td><td>00</td></tr><tr><td>10</td><td>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</td><td>00</td></tr></table>									Sr.No.	Tasks / Activity	Percentage of Work	1	Excavation	00	2	X number of Basement(s) and Plinth	00	3	X number of Podiums	00	4	Stilt Floor	00	5	X number of Slabs of Super Structure	00	6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	00	7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	00	8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	00	9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	00	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	00
Sr.No.	Tasks / Activity	Percentage of Work																																									
1	Excavation	00																																									
2	X number of Basement(s) and Plinth	00																																									
3	X number of Podiums	00																																									
4	Stilt Floor	00																																									
5	X number of Slabs of Super Structure	00																																									
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	00																																									
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	00																																									
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	00																																									
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	00																																									
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	00																																									

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
Pravin Pise & Associates	NA	Chartered Accountant	9665029441	402 4th Floor Shruti Heights Manajinagar Narhe Pune 411041
Mehul Shah	NA	Architect	9860230044	08valmiki coop hsg society nr deenanath mangeskar hospital eranwane pune 411004
Rupesh Mahamuni	NA	Engineer	8888243344	C 907 Lalit Nanded City Pune 411041

Litigations Details

No Records Found

Document Name	Uploaded DateTime	Uploaded Document
1 PAN Card	10/10/2024 13:10:31	View Download

1 Copy of the legal title report	10/10/2024 13:27:24	View Download
1 a Details of encumbrances concerned to Finance	22/10/2024 15:11:31	View Download
1 b Details of encumbrances concerned to Legal	22/10/2024 15:11:31	View Download
1 Copy of Layout Approval (in case of layout)	11/10/2024 17:27:09	View Download
2 Copy of Layout Approval (in case of layout)	16/10/2024 16:17:31	View Download
3 Copy of Layout Approval (in case of layout)	16/10/2024 16:21:29	View Download
4 Copy of Layout Approval (in case of layout)	23/10/2024 11:59:13	View Download
5 Copy of Layout Approval (in case of layout)	29/10/2024 12:12:12	View Download
1 Building Plan Approval / NA Order for plotted development	11/10/2024 16:27:46	View Download
2 Building Plan Approval / NA Order for plotted development	11/10/2024 17:06:50	View Download
3 Building Plan Approval / NA Order for plotted development	11/10/2024 17:07:01	View Download
4 Building Plan Approval / NA Order for plotted development	11/10/2024 17:07:13	View Download
5 Building Plan Approval / NA Order for plotted development	11/10/2024 17:07:23	View Download
6 Building Plan Approval / NA Order for plotted development	11/10/2024 17:07:35	View Download
7 Building Plan Approval / NA Order for plotted development	11/10/2024 17:07:52	View Download
8 Building Plan Approval / NA Order for plotted development	11/10/2024 17:08:14	View Download
9 Building Plan Approval / NA Order for plotted development	11/10/2024 17:08:24	View Download
10 Building Plan Approval / NA Order for plotted development	11/10/2024 17:09:08	View Download
1 Commencement Certificates / NA Order for plotted development	11/10/2024 10:58:49	View Download
2 Commencement Certificates / NA Order for plotted development	24/03/2025 11:58:24	View Download
1 Declaration about Commencement Certificate	14/10/2024 18:42:18	View Download
2 Declaration about Commencement Certificate	11/04/2025 11:55:50	View Download
1 Declaration in FORM B	14/10/2024 16:01:41	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	11/10/2024 11:05:28	View Download
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	11/10/2024	View Download

	11:05:44	
2 Engineer's Certificate on Cost Incurred on Project (Form 2)	03/02/2025 12:00:23	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	11/11/2024 14:56:29	View Download
1 CERSAI details	11/11/2024 14:56:56	View Download
1 Disclosure of sold/ booked inventory	11/02/2025 18:06:13	View Download
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	11/10/2024 15:44:29	View Download
2 CA Certificate on Project Cost & Fund withdrawal (Form 3)	03/02/2025 12:04:34	View Download
1 Disclosure of Interest in Other Real Estate Organizations	11/10/2024 11:09:31	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 Proforma of Agreement for sale	15/10/2024 11:00:22	View Download
2 Proforma of Agreement for sale	28/12/2024 15:41:35	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2023-24)		NA
1 Proforma of Allotment letter	14/10/2024 18:28:45	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 Letter from the bank regarding the opening of RERA Designated Bank Accounts (Format B)	14/10/2024 18:19:45	View Download
1 Declaration about all RERA Designated Bank Accounts (Format A)	14/10/2024 17:56:05	View Download

1 Foreclosure of the Project		NA
1 Deviation Report with respect to Allotment letter	11/10/2024 12:47:13	View Download
1 Deviation Report with respect to model copy of Agreement	15/10/2024 11:02:13	View Download
1 Home Buyer /Allottee Grievance Redressal Cell	11/10/2024 12:48:49	View Download
1 Other – Legal	11/10/2024 12:43:08	View Download
2 Other – Legal	11/10/2024 12:44:35	View Download
1 Other – Finance	11/10/2024 12:29:00	View Download
2 Other – Finance	11/10/2024 12:31:44	View Download
3 Other – Finance	14/10/2024 16:35:02	View Download
1 Other – Technical	14/10/2024 15:23:47	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	567452037	566619596
	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	00	00
	c		Acquisition cost of TDR (if any)	56021128	12000000
	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	42237888	40262400
	e		Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	00	00
	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	00	00
		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.	00	00
		iii	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount	00	00

			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	00	00
2			Development Cost/ Cost of Construction		
	a	i	Estimated Cost of Construction as certified by Engineer	2875144079	00
		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.	568589809	47863648
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	129735317	33196242
	c		Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	00	00
3			Total Estimated Cost of the Real Estate Project	4239180258	699941886