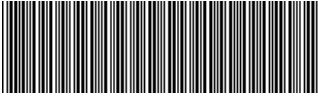


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100165925



Payment Date 07/12/2024

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 52239.00

Organization

Name	M/S A BHK BUILDCON	PAN Number	xxxxxx347C
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	SR NO 13/1/5	Building Name	ARNAV PARK
Street Name	-	Locality	HANDEWADI
Land mark	-	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	OUATADE HANDEWADI
Pin Code	412308		

Organization Contact Details

Name of Contact Person	SUSHIL AMBADAS PALIWAL	Designation of Contact Person	MANAGER
Office Number	00000000000		
Fax Number		Email ID	rahulharpale27@gmail.com
Secondary Mobile Number	9850226708		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
DATTATRAY MADHUKAR BHANGIRE	Partner		View Details

RAHUL NANDKUMAR HARPALE	Authorized Signatory	xxxxxxx176K	View Details
PRUTHVIRAJ VASANTRAV CHAVAN	Partner	xxxxxxx250K	View Details
CHETAN PUNDALIK TILEKAR	Partner	xxxxxxx703K	View Details
SANGRAM SADASHIV JADHAV	Partner	xxxxxxx698J	View Details
TEJASWINI SHIVAJI KHARE	Partner	xxxxxxx527K	View Details
SAGAR CHANDRAKANT HARPALE	Partner	xxxxxxx336C	View Details
HANUMANT KISAN KHOMANE	Partner	xxxxxxx541C	View Details
KAMLESH SINGH	Partner	xxxxxxx793J	View Details
RAHUL NANDKUMAR HARPALE	Partner	xxxxxxx176K	View Details

Project

Project Name (Mention as per Sanctioned Plan)	INFINITY TOWERS	Project Status	New Project
Proposed Date of Completion	30/06/2028		
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.	13/1/4/1, 13/1/5, 13/1/13	Boundaries East	By Adj Sr No 13 P
Boundaries West	By Adj Sr No 12 P	Boundaries North	By Adj Sr No 12
Boundaries South	By open space	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	OUATADE HANDEWADI
Street	-	Locality	AUTADE HANDEWADI
Pin Code	412308	Total Plot/Project area (sqmts)	5100
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	494.64		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	8003.84	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in	5000
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Permissible Total FSI of Plot 13003.84
(Permissible Built-up Area)

Details of RERA Designated Separate Bank Account

Bank Name	HDFC BANK	Bank A/c Number	50200103490109
IFSC Code	HDFC0009268	Branch Name	FURSUNGI
Bank Address	Solitaire Building next to HP Petrol Pump Pune Saswad Road Pune 412308		

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	67	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	-
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	As per fire NOC
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Only Electric Meters
Aggregate area of recreational Open Space :	YES	0	AS PER NORMS
Open Parking :	NO	0	NA
Water Supply :	YES	0	Connection from Municipal Corporation/grampanchaya
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Connection to Municipal Corporation Line/Grampanch
Storm Water Drains :	YES	0	Only Surface Drain
Landscaping & Tree Planting :	YES	0	Only plantation of trees
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	NO	0	NA

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	INFINITY TOWERS	BUILDING A	30/06/2028	0	1	0	9	0	67	100

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	3BHK	84.48	1	0
2	3BHK	83.19	32	0
3	1BHK	36.84	4	0
4	1BHK	44.43	4	0
5	1BHK	45	2	0
6	1BHK	45.12	4	0
7	1BHK	51.13	2	0
8	2BHK	61.29	31	0
9	2BHK	63.97	15	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
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.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
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	0

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
SHAILESH P DANDANE	NA	Architect	8087933337	201 International Business Bay Gurunanak nagar Bhavani Peth Pune 411002
HARIMOHAN G ZANWAR	NA	Chartered Accountant	9604759899	PLOT NO 53 FLAT NO 6 SHREYAS NIMBUS MAHESH CO OP SOC BIBWEWADI PUNE 411037
DEEPAK BALKRISHNA DHAVAL	NA	Engineer	7767965396	FLAT NO 31 ACHAL PLAZA BHOSALE VILLAGE BHEKRAINAGAR PUNE412308

Litigations Details

No Records Found

Document Name	Uploaded DateTime	Uploaded Document
1 PAN Card	10/10/2024 10:37:42	View Download
1 Copy of the legal title report	07/12/2024 15:56:04	View Download
1 a Details of encumbrances concerned to Finance	16/11/2024 13:29:20	View Download
2 a Details of encumbrances concerned to Finance	09/12/2024 17:34:59	View Download
1 b Details of encumbrances concerned to Legal	16/11/2024 13:29:20	View Download
2 b Details of encumbrances concerned to Legal	09/12/2024 17:34:59	View Download
1 Copy of Layout Approval (in case of layout)	05/11/2024 16:53:15	View Download
1 Building Plan Approval / NA Order for plotted development	05/11/2024 16:53:30	View Download
2 Building Plan Approval / NA Order for plotted development	05/11/2024 16:53:44	View Download
3 Building Plan Approval / NA Order for plotted development	05/11/2024 16:54:01	View Download
4 Building Plan Approval / NA Order for plotted development	05/11/2024 16:54:18	View Download
1 Commencement Certificates / NA Order for plotted development	10/10/2024 11:37:59	View Download
2 Commencement Certificates / NA Order for plotted development	16/12/2024 18:16:53	View Download
1 Declaration about Commencement Certificate	06/12/2024 11:30:43	View Download
1 Declaration in FORM B	10/10/2024 11:21:28	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	06/12/2024 14:05:17	View Download
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	06/12/2024 10:42:07	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	09/12/2024 17:35:40	View Download
1 Disclosure of sold/ booked inventory		NA
1 CERSAI details	09/12/2024 17:36:04	View Download

1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	18/12/2024 17:43:00	View Download
1 Disclosure of Interest in Other Real Estate Organizations	04/11/2024 11:25:21	View Download
2 Disclosure of Interest in Other Real Estate Organizations	04/11/2024 11:25:56	View Download
3 Disclosure of Interest in Other Real Estate Organizations	04/11/2024 11:26:17	View Download
4 Disclosure of Interest in Other Real Estate Organizations	04/11/2024 11:26:31	View Download
5 Disclosure of Interest in Other Real Estate Organizations	04/11/2024 11:26:46	View Download
6 Disclosure of Interest in Other Real Estate Organizations	04/11/2024 11:26:57	View Download
7 Disclosure of Interest in Other Real Estate Organizations	04/11/2024 11:27:08	View Download
8 Disclosure of Interest in Other Real Estate Organizations	04/11/2024 11:27:21	View Download
9 Disclosure of Interest in Other Real Estate Organizations	14/11/2024 18:40:03	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	19/12/2024 18:56:14	View Download
1 Proforma of Allotment letter	16/12/2024 19:44:13	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)	14/11/2024 18:47:17	View Download
1 Letter from the bank regarding the opening of RERA Designated Bank Accounts (Format B)	16/11/2024 13:30:49	View Download
1 Foreclosure of the Project		NA
1 Deviation Report with respect to Allotment letter	16/12/2024 11:29:53	View Download
1 Deviation Report with respect to model copy of Agreement	16/12/2024 18:47:14	View Download

1 Home Buyer /Allottee Grievance Redressal Cell		NA
1 Other – Legal	06/12/2024 10:53:55	View Download
2 Other – Legal	11/12/2024 13:48:06	View Download
3 Other – Legal	11/12/2024 13:48:26	View Download
4 Other – Legal	11/12/2024 13:48:39	View Download
5 Other – Legal	11/12/2024 13:54:59	View Download
6 Other – Legal	11/12/2024 13:55:11	View Download
7 Other – Legal	11/12/2024 13:55:22	View Download
8 Other – Legal	16/12/2024 19:46:05	View Download
1 Other – Finance		NA
1 Other – Technical	06/12/2024 11:45:51	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	35700000	35700000
	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	10117100	10117100
	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	2504700	2504700
	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	237786000	1898279
		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.	9714264	157356
	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	295822064	50377435