



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51600034854

Project: **Paradigm Anantaara. Plot Bearing / CTS / Survey / Final Plot No.:FP No 526 pt & 531 at Borivali, Borivali, Mumbai Suburban, 400092:**

1. **Shubhyuvi Infrastructure Llp** having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban. Pin: 400092.**

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- o The Registration shall be valid for a period commencing from **28/04/2022** and ending with **31/12/2030** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

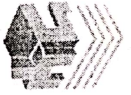


Dated: 30/10/2023
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:30-10-2023 12:07:36

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority





SHUBHRUVI Infrastructure LLP

201 Paradigm Nivvan, 2nd Floor, 96 SV Road, Khar West, Mumbai-400052 | Tel: 022 6885 4848
INFORMATION FOR THE UP REQUIRED FROM BUILDER ON THEIR LETTER
HEAD

1	Sr. No.	Parameter	Particulars		
1		Name of the Builder (Company/firm Name)	Shubhyuvi Infrastructure LLP		
2		Registered Address	201, Paradigm Nivvan, CTS E 751, Opp Podar International School, SV Road, Khar West, Mumbai Suburban 400052		
3		Address for correspondence	NA		
4		Contact Person Name, Mob.No, Email id	Mr. Rann Reddy-7045689414 Mr. Kishor Vishwakarma-8291045509 ram@foster-fs.com loan@paradigmreality.co.in		
4a		Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	Yes/No		
5		Website url, if any	https://paradigmreality.co.in/		
6		Date of establishment	April 2022		
7		Constitution(Proprietor/Partnership, Company)	Partnership Firm		
8		If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification			
9		Ratings from CRISIL/ICRA etc.			
10		Profile of the partners/directors			
	Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	1	Mr. Parth Mehta			
2	2	Mr.Swadesh Anand			

11	Details of latest firm/company
	Project Name
	Location
	Whether approved?
	If approved, by whom?
	Comments



11 Details of latest 3 completed residential projects executed by the same firm/company/promoters			
Project Name	Casa Palazzo	Ariana Residency	El-Signora
Location	Borivali East	Borivali East	Andheri
Whether approved by SBI?			
If approved by Housing Finance Company like HDFC/ LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	HDFC, ICICI Bank, Bajaj, Tata Capital	HDFC, ICICI Bank, Bajaj, Tata Capital	HDFC, ICICI Bank, Bajaj, Tata Capital
Month & Year of Commencement of Construction	2022	2020	2022
Present Status (Completed/Partially completed)	Completed on <u>2020</u> (Month& Year)	Completed on <u>2022</u> (Month& Year)	Completed on <u>2022</u> (Month& Year)
Total built up area of the project, in Sq.Mtr.	1,50,000	2,00,000	1,71,000
Number of floors	21	23	23
No. of Dwelling Units in the project	39	314	111
No. of units sold in the project			
House Loan taken Through SBI (No. of flats)	2022	2020	2022
Date of Occupancy Certificate			
Date of conveyance			
Total units Financed by SBI	Details of the Present Project		
12	PARADIGM ANANTARA		
Project Name	FP No 526 pt & 531 of TPS Borivali III		
Location with Survey Nos.	NA		
Details of construction finance / loan, if any, availed by the builder			
For this project If any construction finance available then please fill details as mentioned. (*Mandatory)			
- Name Of Bank*			
- Loan Account No*			
- Loan Amount*			
- Last date of Loan disbursement*			