

~~Pardipura~~

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MS Ram Jaya

RBO Pen

FILE NO. Ram HLST BKC

NAME 05/01/2024

SUB. _____

FROM _____ TO _____



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.-
 - The promoter shall enter into an agreement for sale with the allottees.
 - 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;
 - 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 (l) 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.

 - 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.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - 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.



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

Dated: 30/10/2023
Place: Mumbai

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

SBI BUILDER TIE UP: REQUIREMENT FOR PROJECT PARADIGM ANANTAARA BY SHUBHYUVI INFRA

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Wed 29-11-2023 17:23

To: Indresh Kumar Singh <indreshkr.singh@sbi.co.in>

Cc: Prasad Vasant Lagad <prasad.lagad@sbi.co.in>, ram@foster-fs.com <ram@foster-fs.com>, loan@paradigmrealty.co.in <loan@paradigmrealty.co.in>

2 attachments (50 KB)

AFFIDAVIT FORMAT.doc; CA CERTIFICATE FORMAT OLD.docx;

Sir/Madam,

PROJECTS APPROVALS UNDER BUILDER TIE-UP
BUILDER NAME - SHUBHYUVI INFRASTRUCTURE LLP
PROJECT NAME - PARADIGM ANANTAARA
RERA NO. P51800034854

We are happy to inform you that the Project " PARADIGM ANANTAARA" is under initial stage of process for tie-up. In this regard we request you provide the following documents to complete the task on time bound manner.

We will have to comply the process of tie up which requires the following documents and information from your end.

Requirement from Builder Entity

1. **KYC of Individuals:** Self Attested Copy of PAN card and AADHAR card of the Partners
2. AAI & Fire NOC
3. **Environment Clearance Certificate** from appropriate authority copy (if applicable).
4. Property tax receipts.
5. A letter from Chartered Accountant certifying investment of the Builder (minimum 15% of total estimated cost of project) in the Project.
6. A copy of **Insurance of Land and Building** of the real estate project and construction of the real estate project.(if any)
7. Affidavit on letter head (as per attached format).
8. Brouchure of the Project.
9. Details of expected Business to SBI in this project:

Total No. of Flats:	
Total No. of Flats Sold :	
Total No. of Registrations :	
Total No. of Home Loans by SBI :	
Total No. of Home Loans by Other Banks :	
Remaining Units where bookings are done & loan is required :	

REQUIREMENT FROM SOURCING ENTITY:

1. Site Inspection report

2. Any adverse finding viz. delay in execution of project and delivery of flats Verification of RBI Defaulters list .

Regards,

Nitin V. Sarang
Builder Relation Team
Home Loans Sales Department
State Bank Of India
Local Head Office (Mumbai Metro), "Synergy"
BKC, Bandra (East) Mumbai - 400051

Reminder II : SBI BUILDER TIE UP: REQUIREMENT FOR PROJECT PARADIGM ANANTAARA BY SHUBHYUVI INFRA

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

To: Indresh Kumar Singh <indreshkr.singh@sbi.co.in>; Ashutosh Sagar <ashutosh.sagar@sbi.co.in>
Cc: Prasad Vasant Lagad <prasad.lagad@sbi.co.in>; AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

 AFFIDAVIT FORMAT.docx

AFFIDAVIT FORMAT.docx; CA CERTIFICATE FORMAT OLD.docx;

Reminder II:

Dear Sir/Madam,

Please refer the trail mail and provide pending documents at earliest.

Regards ,

Chief Manager
Builder Relation Team
Home Loans Sales Department
State Bank Of India
Local Head Office (Mumbai Metro), "Synergy"
5th Floor, C-6, "G" Block,
BKC, Bandra (East) Mumbai-400 051

From: CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Sent: 26 December 2023 18:33

To: Indresh Kumar Singh <indreshkr.singh@sbi.co.in>

Cc: Prasad Vasant Lagad <prasad.lagad@sbi.co.in>; ram@foster-fs.com <ram@foster-fs.com>; loan@paradigmrealty.co.in <loan@paradigmrealty.co.in>

Subject: Reminder I : SBI BUILDER TIE UP: REQUIREMENT FOR PROJECT PARADIGM ANANTAARA BY SHUBHYUVI INFRA

Reminder I

Dear Sir/Madam,

Please refer the trail mail and provide pending documents at earliest.

Regards ,

Chief Manager
Builder Relation Team
Home Loans Sales Department
State Bank Of India
Local Head Office (Mumbai Metro), "Synergy"
5th Floor, C-6, "G" Block,



BKC, Bandra (East) Mumbai-400 051

From: CMPAC CHOMUM

Sent: 29 November 2023 17:23

To: Indresh Kumar Singh <indreshkr.singh@sbi.co.in>

Cc: Prasad Vasant Lagad <prasad.lagad@sbi.co.in>; ram@foster-fs.com <ram@foster-fs.com>; loan@paradigmrealty.co.in <loan@paradigmrealty.co.in>

Subject: SBI BUILDER TIE UP: REQUIREMENT FOR PROJECT PARADIGM ANANTAARA BY SHUBHYUVI INFRA

Sir/Madam,

PROJECTS APPROVALS UNDER BUILDER TIE-UP
BUILDER NAME - SHUBHYUVI INFRASTRUCTURE LLP
PROJECT NAME - PARADIGM ANANTAARA
RERA NO. P51800034854

We are happy to inform you that the Project " PARADIGM ANANTAARA" is under initial stage of process for tie-up. In this regard we request you provide the following documents to complete the task on time bound manner.

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Total No. of Registrations :	
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Regards,

Nitin V. Sarang
Builder Relation Team
Home Loans Sales Department
State Bank Of India
Local Head Office (Mumbai Metro), "Synergy"
BKC, Bandra (East) Mumbai - 400051



SHUBHPUVA Infrastructure LLP

201, Paragani Nivon, 2nd Floor, 96, SV Road, Khar (W), Mumbai-400052 | Tel : 022 6865 1848

To
The Maharashtra Real Estate Regulatory Authority
BKC, Near RBI, Bandra East,
Mumbai -- 400051
MahaRERA Registration No.P51800034854

Date 05/10/2022

Disclosure of Sold-Unsold Inventory in the Project Ananda Park till 1st July to 30th Sept 2022

Project	Unit No	Unit Type	Carpet Area as per Rera in Sq. Mtrs.	Registration Date	Booking Status
Ananda Park	A-105	2 BHK	57.9		Unsold
Ananda Park	A-106	1 BHK	38.42		Unsold
Ananda Park	A-107	1 BHK	38.33		Unsold
Ananda Park	A-108	2 BHK	59.21		Unsold
Ananda Park	A-205	2 BHK	57.9		Unsold
Ananda Park	A-206	1 BHK	38.42		Unsold
Ananda Park	A-207	1 BHK	38.33		Unsold
Ananda Park	A-208	2 BHK	59.21		Unsold
Ananda Park	A-305	2 BHK	57.9		Unsold
Ananda Park	A-306	1 BHK	38.42		Unsold
Ananda Park	A-307	1 BHK	38.33		Unsold
Ananda Park	A-308	2 BHK	59.21		Unsold
Ananda Park	A-405	2 BHK	57.9		Unsold
Ananda Park	A-406	1 BHK	38.42		Unsold
Ananda Park	A-407	1 BHK	38.33		Unsold
Ananda Park	A-408	2 BHK	59.21		Unsold
Ananda Park	A-505	2 BHK	57.9		Unsold
Ananda Park	A-506	1 BHK	38.42		Unsold
Ananda Park	A-507	1 BHK	38.33		Unsold
Ananda Park	A-508	2 BHK	59.21		Unsold
Ananda Park	A-605	2 BHK	57.9		Unsold
Ananda Park	A-606	1 BHK	38.42		Unsold
Ananda Park	A-607	1 BHK	38.33		Unsold
Ananda Park	A-608	2 BHK	59.21		Unsold
Ananda Park	A-705	2 BHK	57.9		Unsold
Ananda Park	A-706	1 BHK	38.42		Unsold
Ananda Park	A-707	1 BHK	38.33		Unsold
Ananda Park	A-708	2 BHK	59.21		Unsold
Ananda Park	A-805	2 BHK	57.9		Unsold
Ananda Park	A-808	2 BHK	59.21		Unsold
Ananda Park	A-905	2 BHK	57.9		Unsold
Ananda Park	A-906	1 BHK	38.42		Unsold
Ananda Park	A-907	1 BHK	38.33		Unsold

A

Ananda Park	A-908	2 BHK	59.21		Unsold
Ananda Park	A-1001	2 BHK	59.1		Unsold
Ananda Park	A-1002	1 BHK	38.5		Unsold
Ananda Park	A-1003	1 BHK	38.5		Unsold
Ananda Park	A-1004	2 BHK	58.04		Unsold
Ananda Park	A-1005	2 BHK	57.9		Unsold
Ananda Park	A-1006	1 BHK	38.42		Unsold
Ananda Park	A-1007	1 BHK	38.33		Unsold
Ananda Park	A-1008	2 BHK	59.21		Unsold
Ananda Park	A-1101	2 BHK	59.1		Unsold
Ananda Park	A-1102	1 BHK	38.5		Unsold
Ananda Park	A-1103	1 BHK	38.5		Unsold
Ananda Park	A-1104	2 BHK	58.04		Unsold
Ananda Park	A-1105	2 BHK	57.9		Unsold
Ananda Park	A-1106	1 BHK	38.42		Unsold
Ananda Park	A-1107	1 BHK	38.33		Unsold
Ananda Park	A-1108	2 BHK	59.21		Unsold
Ananda Park	A-1201	2 BHK	59.1		Unsold
Ananda Park	A-1202	1 BHK	38.5		Unsold
Ananda Park	A-1203	1 BHK	38.5		Unsold
Ananda Park	A-1204	2 BHK	58.04		Unsold
Ananda Park	A-1205	2 BHK	57.9		Unsold
Ananda Park	A-1206	1 BHK	38.42		Unsold
Ananda Park	A-1207	1 BHK	38.33		Unsold
Ananda Park	A-1208	2 BHK	59.21		Unsold
Ananda Park	A-1301	2 BHK	59.1		Unsold
Ananda Park	A-1302	1 BHK	38.5		Unsold
Ananda Park	A-1303	1 BHK	38.5		Unsold
Ananda Park	A-1304	2 BHK	58.04		Unsold
Ananda Park	A-1305	2 BHK	57.9		Unsold
Ananda Park	A-1306	1 BHK	38.42		Unsold
Ananda Park	A-1307	1 BHK	38.33		Unsold
Ananda Park	A-1308	2 BHK	59.21		Unsold
Ananda Park	A-1401	2 BHK	59.1		Unsold
Ananda Park	A-1402	1 BHK	38.5		Unsold
Ananda Park	A-1403	1 BHK	38.5		Unsold
Ananda Park	A-1404	2 BHK	58.04		Unsold
Ananda Park	A-1405	2 BHK	57.9		Unsold
Ananda Park	A-1406	1 BHK	38.42		Unsold
Ananda Park	A-1407	1 BHK	38.33		Unsold
Ananda Park	A-1408	2 BHK	59.21		Unsold
Ananda Park	A-1501	2 BHK	59.1		Unsold
Ananda Park	A-1502	1 BHK	38.5		Unsold
Ananda Park	A-1503	1 BHK	38.5		Unsold
Ananda Park	A-1504	2 BHK	58.04		Unsold

2

Ananda Park	A-1505	2 BHK	57.9		Unsold
Ananda Park	A-1508	2 BHK	59.21		Unsold
Ananda Park	A-1601	2 BHK	59.1		Unsold
Ananda Park	A-1602	1 BHK	38.5		Unsold
Ananda Park	A-1603	1 BHK	38.5		Unsold
Ananda Park	A-1604	2 BHK	58.04		Unsold
Ananda Park	A-1605	2 BHK	57.9		Unsold
Ananda Park	A-1606	1 BHK	38.42		Unsold
Ananda Park	A-1607	1 BHK	38.33		Unsold
Ananda Park	A-1608	2 BHK	59.21		Unsold
Ananda Park	A-1701	2 BHK	59.1		Unsold
Ananda Park	A-1702	1 BHK	38.5		Unsold
Ananda Park	A-1703	1 BHK	38.5		Unsold
Ananda Park	A-1704	2 BHK	58.04		Unsold
Ananda Park	A-1705	2 BHK	57.9		Unsold
Ananda Park	A-1706	1 BHK	38.42		Unsold
Ananda Park	A-1707	1 BHK	38.33		Unsold
Ananda Park	A-1708	2 BHK	59.21		Unsold
Ananda Park	A-1801	2 BHK	59.1		Unsold
Ananda Park	A-1802	1 BHK	38.5		Unsold
Ananda Park	A-1803	1 BHK	38.5		Unsold
Ananda Park	A-1804	2 BHK	58.04		Unsold
Ananda Park	A-1805	2 BHK	57.9		Unsold
Ananda Park	A-1806	1 BHK	38.42		Unsold
Ananda Park	A-1807	1 BHK	38.33		Unsold
Ananda Park	A-1808	2 BHK	59.21		Unsold
Ananda Park	A-1901	2 BHK	59.1		Unsold
Ananda Park	A-1902	1 BHK	38.5		Unsold
Ananda Park	A-1903	1 BHK	38.5		Unsold
Ananda Park	A-1904	2 BHK	58.04		Unsold
Ananda Park	A-1905	2 BHK	57.9		Unsold
Ananda Park	A-1906	1 BHK	38.42		Unsold
Ananda Park	A-1907	1 BHK	38.33		Unsold
Ananda Park	A-1908	2 BHK	59.21		Unsold
Ananda Park	A-2001	2 BHK	59.1		Unsold
Ananda Park	A-2002	1 BHK	38.5		Unsold
Ananda Park	A-2003	1 BHK	38.5		Unsold
Ananda Park	A-2004	2 BHK	58.04		Unsold
Ananda Park	A-2005	2 BHK	57.9		Unsold
Ananda Park	A-2006	1 BHK	38.42		Unsold
Ananda Park	A-2007	1 BHK	38.33		Unsold
Ananda Park	A-2008	2 BHK	59.21		Unsold
Ananda Park	A-2101	2 BHK	59.1		Unsold
Ananda Park	A-2102	1 BHK	38.5		Unsold
Ananda Park	A-2103	1 BHK	38.5		Unsold

12

Ananda Park	A-2104	2 BHK	58.04		Unsold
Ananda Park	A-2105	2 BHK	57.9		Unsold
Ananda Park	A-2106	1 BHK	38.42		Unsold
Ananda Park	A-2107	1 BHK	38.33		Unsold
Ananda Park	A-2108	2 BHK	59.21		Unsold
Ananda Park	A-2201	2 BHK	59.1		Unsold
Ananda Park	A-2202	1 BHK	38.5		Unsold
Ananda Park	A-2203	1 BHK	38.5		Unsold
Ananda Park	A-2204	2 BHK	58.04		Unsold
Ananda Park	A-2205	2 BHK	57.9		Unsold
Ananda Park	A-2206	1 BHK	38.42		Unsold
Ananda Park	A-2208	2 BHK	59.21		Unsold
Ananda Park	A-2301	2 BHK	59.1		Unsold
Ananda Park	A-2302	1 BHK	38.5		Unsold
Ananda Park	A-2303	1 BHK	38.5		Unsold
Ananda Park	A-2304	2 BHK	58.04		Unsold
Ananda Park	A-2305	2 BHK	57.9		Unsold
Ananda Park	A-2306	1 BHK	38.42		Unsold
Ananda Park	A-2307	1 BHK	38.33		Unsold
Ananda Park	A-2308	3 BHK	68.01		Unsold
Ananda Park	B-101	2 BHK	57.48		Unsold
Ananda Park	B-102	2 BHK	57.31		Unsold
Ananda Park	B-103	2 BHK	58.38		Unsold
Ananda Park	B-201	2 BHK	57.48		Unsold
Ananda Park	B-202	2 BHK	57.31		Unsold
Ananda Park	B-203	2 BHK	58.38		Unsold
Ananda Park	B-301	2 BHK	57.48		Unsold
Ananda Park	B-302	2 BHK	57.31		Unsold
Ananda Park	B-303	2 BHK	58.38		Unsold
Ananda Park	B-401	2 BHK	57.48		Unsold
Ananda Park	B-402	2 BHK	57.31		Unsold
Ananda Park	B-403	2 BHK	58.38		Unsold
Ananda Park	B-501	2 BHK	57.48		Unsold
Ananda Park	B-502	2 BHK	57.31		Unsold
Ananda Park	B-503	2 BHK	58.38		Unsold
Ananda Park	B-601	2 BHK	57.48		Unsold
Ananda Park	B-602	2 BHK	57.31		Unsold
Ananda Park	B-603	2 BHK	58.38		Sold
Ananda Park	B-701	2 BHK	57.48		Unsold
Ananda Park	B-702	2 BHK	57.31		Unsold
Ananda Park	B-703	2 BHK	58.38		Unsold
Ananda Park	B-801	2 BHK	58.48		Sold
Ananda Park	B-803	2 BHK	58.38		Sold
Ananda Park	B-901	2 BHK	57.48		Unsold
Ananda Park	B-902	2 BHK	57.31		Unsold

A

Ananda Park	B-903	2 BHK	58.38		Unsold
Ananda Park	B-1001	2 BHK	57.48		Unsold
Ananda Park	B-1002	2 BHK	57.31		Sold
Ananda Park	B-1003	2 BHK	58.38		Unsold
Ananda Park	B-1004	1 BHK	39.03		Unsold
Ananda Park	B-1101	2 BHK	57.48		Unsold
Ananda Park	B-1102	2 BHK	57.31		Unsold
Ananda Park	B-1103	2 BHK	58.38		Sold
Ananda Park	B-1104	1 BHK	39.03		Unsold
Ananda Park	B-1201	2 BHK	57.48		Unsold
Ananda Park	B-1202	2 BHK	57.31		Unsold
Ananda Park	B-1203	2 BHK	58.38		Unsold
Ananda Park	B-1204	1 BHK	39.03		Unsold
Ananda Park	B-1301	2 BHK	57.48		Unsold
Ananda Park	B-1302	2 BHK	57.31		Unsold
Ananda Park	B-1303	2 BHK	58.38		Unsold
Ananda Park	B-1304	1 BHK	39.03		Unsold
Ananda Park	B-1401	2 BHK	57.48		Unsold
Ananda Park	B-1402	2 BHK	57.31		Unsold
Ananda Park	B-1403	2 BHK	58.38		Unsold
Ananda Park	B-1404	1 BHK	39.03		Unsold
Ananda Park	B-1503	2 BHK	58.38		Sold
Ananda Park	B-1504	1 BHK	39.03		Unsold
Ananda Park	B-1601	2 BHK	57.48		Sold
Ananda Park	B-1602	2 BHK	57.31		Sold
Ananda Park	B-1603	2 BHK	58.38		Unsold
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Ananda Park	B-1903	2 BHK	58.38		Unsold
Ananda Park	B-1904	1 BHK	39.03		Unsold
Ananda Park	B-2001	2 BHK	57.48		Unsold
Ananda Park	B-2002	2 BHK	57.31		Unsold
Ananda Park	B-2003	2 BHK	58.38		Unsold
Ananda Park	B-2004	1 BHK	39.03		Unsold
Ananda Park	B-2101	2 BHK	57.48		Unsold
Ananda Park	B-2102	2 BHK	57.31		Unsold

7

Ananda Park	B-2103	2 BHK	58.38		Unsold
Ananda Park	B-2104	1 BHK	39.03		Unsold
Ananda Park	B-2201	3 BHK	66.04		Unsold
Ananda Park	B-2203	2 BHK	58.38		Unsold
Ananda Park	B-2204	1 BHK	39.03		Unsold
Ananda Park	B-2301	2 BHK	57.48		Unsold
Ananda Park	B-2302	2 BHK	57.31		Unsold
Ananda Park	B-2303	2 BHK	58.38		Unsold
Ananda Park	B-2304	1 BHK	39.03		Unsold
Ananda Park	C-101	2 BHK	57.65		Unsold
Ananda Park	C-105	2 BHK	57.93		Unsold
Ananda Park	C-106	1 BHK	38.89		Unsold
Ananda Park	C-107	1 BHK	38.95		Unsold
Ananda Park	C-108	2 BHK	57.76		Unsold
Ananda Park	C-201	2 BHK	57.65		Unsold
Ananda Park	C-205	2 BHK	57.93		Unsold
Ananda Park	C-206	1 BHK	38.89		Unsold
Ananda Park	C-207	1 BHK	38.95		Unsold
Ananda Park	C-208	2 BHK	57.76		Unsold
Ananda Park	C-301	2 BHK	57.65		Unsold
Ananda Park	C-305	2 BHK	57.93		Unsold
Ananda Park	C-306	1 BHK	38.89		Unsold
Ananda Park	C-307	1 BHK	38.95		Unsold
Ananda Park	C-308	2 BHK	57.76		Unsold
Ananda Park	C-401	2 BHK	57.65		Unsold
Ananda Park	C-405	2 BHK	57.93		Unsold
Ananda Park	C-406	1 BHK	38.89		Unsold
Ananda Park	C-407	1 BHK	38.95		Unsold
Ananda Park	C-408	2 BHK	57.76		Unsold
Ananda Park	C-501	2 BHK	57.65		Unsold
Ananda Park	C-505	2 BHK	57.93		Unsold
Ananda Park	C-506	1 BHK	38.89		Unsold
Ananda Park	C-507	1 BHK	38.95		Unsold
Ananda Park	C-508	2 BHK	57.76		Unsold
Ananda Park	C-601	2 BHK	57.65		Unsold
Ananda Park	C-605	2 BHK	57.93		Unsold
Ananda Park	C-606	1 BHK	38.89		Unsold
Ananda Park	C-607	1 BHK	38.95		Unsold
Ananda Park	C-608	2 BHK	57.76		Unsold
Ananda Park	C-701	2 BHK	57.65		Unsold
Ananda Park	C-705	2 BHK	57.93		Unsold
Ananda Park	C-706	1 BHK	38.89		Unsold
Ananda Park	C-707	1 BHK	38.95		Unsold
Ananda Park	C-708	2 BHK	57.76		Unsold
Ananda Park	C-805	2 BHK	57.93		Unsold



Ananda Park	C-808	2 BHK	57.76		Unsold
Ananda Park	C-905	2 BHK	57.93		Unsold
Ananda Park	C-906	1 BHK	38.89		Unsold
Ananda Park	C-907	1 BHK	38.95		Unsold
Ananda Park	C-908	2 BHK	57.76		Unsold
Ananda Park	C-1001	2 BHK	57.65		Sold
Ananda Park	C-1003	1 BHK	37.69		Unsold
Ananda Park	C-1004	2 BHK	57.98		Unsold
Ananda Park	C-1005	2 BHK	57.93		Unsold
Ananda Park	C-1006	1 BHK	38.89		Unsold
Ananda Park	C-1007	1 BHK	38.95		Unsold
Ananda Park	C-1008	2 BHK	57.76		Sold
Ananda Park	C-1102	1 BHK	38.04		Unsold
Ananda Park	C-1103	1 BHK	37.69		Unsold
Ananda Park	C-1104	2 BHK	57.98		Unsold
Ananda Park	C-1105	2 BHK	57.93		Unsold
Ananda Park	C-1106	1 BHK	38.89		Unsold
Ananda Park	C-1107	1 BHK	38.95		Unsold
Ananda Park	C-1108	2 BHK	57.76		Sold
Ananda Park	C-1203	1 BHK	37.69		Unsold
Ananda Park	C-1204	2 BHK	57.98		Unsold
Ananda Park	C-1205	2 BHK	57.93		Unsold
Ananda Park	C-1206	1 BHK	38.89		Unsold
Ananda Park	C-1207	1 BHK	38.95		Unsold
Ananda Park	C-1208	2 BHK	57.76		Unsold
Ananda Park	C-1303	1 BHK	37.69		Unsold
Ananda Park	C-1304	2 BHK	57.98		Unsold
Ananda Park	C-1305	2 BHK	57.93		Unsold
Ananda Park	C-1306	1 BHK	38.89		Unsold
Ananda Park	C-1307	1 BHK	38.95		Unsold
Ananda Park	C-1308	2 BHK	57.76		Unsold
Ananda Park	C-1401	2 BHK	57.65		Unsold
Ananda Park	C-1403	1 BHK	37.69		Unsold
Ananda Park	C-1404	2 BHK	57.98		Unsold
Ananda Park	C-1405	2 BHK	57.93		Unsold
Ananda Park	C-1406	1 BHK	38.89		Unsold
Ananda Park	C-1407	1 BHK	38.95		Unsold
Ananda Park	C-1408	2 BHK	57.76		Unsold
Ananda Park	C-1503	1 BHK	37.69		Sold
Ananda Park	C-1504	2 BHK	57.98		Sold
Ananda Park	C-1505	2 BHK	57.93		Unsold
Ananda Park	C-1508	2 BHK	57.76		Unsold
Ananda Park	C-1603	1 BHK	37.69		Unsold
Ananda Park	C-1604	2 BHK	57.98		Unsold
Ananda Park	C-1605	2 BHK	57.93		Unsold

0

Ananda Park	C-1606	1 BHK	38.89		Sold
Ananda Park	C-1607	1 BHK	38.95		Sold
Ananda Park	C-1608	2 BHK	57.76		Unsold
Ananda Park	C-1701	2 BHK	57.65		Sold
Ananda Park	C-1702	1 BHK	38.04		Sold
Ananda Park	C-1703	1 BHK	37.69		Sold
Ananda Park	C-1704	2 BHK	57.98		Unsold
Ananda Park	C-1705	2 BHK	57.93		Unsold
Ananda Park	C-1706	1 BHK	38.89		Unsold
Ananda Park	C-1707	1 BHK	38.95		Unsold
Ananda Park	C-1708	2 BHK	57.76		Unsold
Ananda Park	C-1802	1 BHK	38.04		Unsold
Ananda Park	C-1803	1 BHK	37.69		Unsold
Ananda Park	C-1804	2 BHK	57.98		Unsold
Ananda Park	C-1805	2 BHK	57.93		Unsold
Ananda Park	C-1806	1 BHK	38.89		Unsold
Ananda Park	C-1807	1 BHK	38.95		Unsold
Ananda Park	C-1808	2 BHK	57.76		Unsold
Ananda Park	C-1902	1 BHK	38.04		Unsold
Ananda Park	C-1903	1 BHK	37.69		Unsold
Ananda Park	C-1904	2 BHK	57.98		Unsold
Ananda Park	C-1905	2 BHK	57.93		Unsold
Ananda Park	C-1906	1 BHK	38.89		Unsold
Ananda Park	C-1907	1 BHK	38.95		Unsold
Ananda Park	C-1908	2 BHK	57.76		Unsold
Ananda Park	C-2002	1 BHK	38.04		Unsold
Ananda Park	C-2003	1 BHK	37.69		Unsold
Ananda Park	C-2004	2 BHK	57.98		Unsold
Ananda Park	C-2005	2 BHK	57.93		Unsold
Ananda Park	C-2006	1 BHK	38.89		Unsold
Ananda Park	C-2007	1 BHK	38.95		Unsold
Ananda Park	C-2008	2 BHK	57.76		Unsold
Ananda Park	C-2101	2 BHK	57.65		Unsold
Ananda Park	C-2102	1 BHK	38.04		Unsold
Ananda Park	C-2103	1 BHK	37.69		Unsold
Ananda Park	C-2104	2 BHK	57.98		Unsold
Ananda Park	C-2105	2 BHK	57.93		Unsold
Ananda Park	C-2106	1 BHK	38.89		Unsold
Ananda Park	C-2107	1 BHK	38.95		Unsold
Ananda Park	C-2108	2 BHK	57.76		Unsold
Ananda Park	C-2201	2 BHK	57.65		Unsold
Ananda Park	C-2202	1 BHK	38.04		Unsold
Ananda Park	C-2203	1 BHK	37.69		Unsold
Ananda Park	C-2204	2 BHK	57.98		Unsold
Ananda Park	C-2205	2 BHK	57.93		Unsold

4

Ananda Park	C-2206	2 BHK	48.64		Unsold
Ananda Park	C-2208	2 BHK	57.76		Unsold
Ananda Park	C-2301	2 BHK	57.65		Unsold
Ananda Park	C-2302	1 BHK	38.04		Unsold
Ananda Park	C-2303	1 BHK	7.69		Unsold
Ananda Park	C-2304	2 BHK	57.98		Unsold
Ananda Park	C-2305	2 BHK	57.93		Unsold
Ananda Park	C-2306	1 BHK	38.89		Unsold
Ananda Park	C-2307	1 BHK	38.95		Unsold
Ananda Park	C-2308	2 BHK	57.76		Unsold
Ananda Park	Shop 4	Shop	27.22		Unsold
Ananda Park	Shop 5	Shop	20.97		Sold
Ananda Park	Shop 6	Shop	19.97		Sold
Ananda Park	Shop 7	Shop	15.36		Unsold
Ananda Park	Shop 8	Shop	25.71		Unsold
Ananda Park	Shop 9	Shop	15.36		Unsold
Ananda Park	Shop 10	Shop	11.53		Unsold
Ananda Park	Shop 11	Shop	19.37		Unsold
Ananda Park	Shop 12	Shop	19.56		Unsold
Ananda Park	Shop 15	Shop	15.43		Unsold
Ananda Park	Shop 16	Shop	31.68		Unsold
Ananda Park	Shop 17	Shop	23.91		Unsold
Ananda Park	Shop 18	Shop	23.3		Unsold
Ananda Park	Shop 19	Shop	17.53		Unsold
Ananda Park	Shop 20	Shop	18.28		Unsold
Ananda Park	Shop 21	Shop	20.19		Unsold
Ananda Park	Shop 22	Shop	22.99		Unsold
Ananda Park	Shop 23	Shop	15.1		Unsold

Shubhyvi Infrastructure L.I.P

Au

(Authorised Signatory)





SHUBHPUJI Infrastructure LLP

T-01, Paradigm Nisam, 2nd Floor, 96, S V Road, Khar West, Mumbai - 400052 Tel: 022 6565 4848

To
The Maharashtra Real Estate Regulatory Authority
BKC, Near RBI, Bandra East,
Mumbai - 400051
MahaRERA Registration No.P51800034854.

Date - 05/01/2023

Disclosure of Sold-Unsold Inventory in the Project Ananda Park till 1st Oct to 31st Dec 2022

Project	Unit No	Unit Type	Carpet Area as per Rera in Sq. Mtrs.	Registration Date	Booking Status
Ananda Park	A-105	2 BHK	57.9		Unsold
Ananda Park	A-106	1 BHK	38.42		Unsold
Ananda Park	A-107	1 BHK	38.33		Unsold
Ananda Park	A-108	2 BHK	59.21		Unsold
Ananda Park	A-205	2 BHK	57.9		Unsold
Ananda Park	A-206	1 BHK	38.42		Unsold
Ananda Park	A-207	1 BHK	38.33		Unsold
Ananda Park	A-208	2 BHK	59.21		Unsold
Ananda Park	A-305	2 BHK	57.9		Unsold
Ananda Park	A-306	1 BHK	38.42		Unsold
Ananda Park	A-307	1 BHK	38.33		Unsold
Ananda Park	A-308	2 BHK	59.21		Unsold
Ananda Park	A-405	2 BHK	57.9		Unsold
Ananda Park	A-406	1 BHK	38.42		Unsold
Ananda Park	A-407	1 BHK	38.33		Unsold
Ananda Park	A-408	2 BHK	59.21		Unsold
Ananda Park	A-505	2 BHK	57.9		Unsold
Ananda Park	A-506	1 BHK	38.42		Unsold
Ananda Park	A-507	1 BHK	38.33		Unsold
Ananda Park	A-508	2 BHK	59.21		Unsold
Ananda Park	A-605	2 BHK	57.9		Unsold
Ananda Park	A-606	1 BHK	38.42		Unsold
Ananda Park	A-607	1 BHK	38.33		Unsold
Ananda Park	A-608	2 BHK	59.21		Unsold
Ananda Park	A-705	2 BHK	57.9		Unsold
Ananda Park	A-706	1 BHK	38.42		Unsold
Ananda Park	A-707	1 BHK	38.33		Unsold
Ananda Park	A-708	2 BHK	59.21		Unsold
Ananda Park	A-805	2 BHK	57.9		Unsold
Ananda Park	A-808	2 BHK	59.21		Unsold
Ananda Park	A-905	2 BHK	57.9		Unsold
Ananda Park	A-906	1 BHK	38.42		Unsold
Ananda Park	A-907	1 BHK	38.33		Unsold

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Ananda Park	A-908	2 BHK	59.21		Unsold
Ananda Park	A-1001	2 BHK	59.1		Unsold
Ananda Park	A-1002	1 BHK	38.5		Unsold
Ananda Park	A-1003	1 BHK	38.5		Unsold
Ananda Park	A-1004	2 BHK	58.04		Unsold
Ananda Park	A-1005	2 BHK	57.9		Unsold
Ananda Park	A-1006	1 BHK	38.42		Unsold
Ananda Park	A-1007	1 BHK	38.33		Unsold
Ananda Park	A-1008	2 BHK	59.21		Unsold
Ananda Park	A-1101	2 BHK	59.1		Unsold
Ananda Park	A-1102	1 BHK	38.5		Unsold
Ananda Park	A-1103	1 BHK	38.5		Unsold
Ananda Park	A-1104	2 BHK	58.04		Unsold
Ananda Park	A-1105	2 BHK	57.9		Unsold
Ananda Park	A-1106	1 BHK	38.42		Unsold
Ananda Park	A-1107	1 BHK	38.33		Unsold
Ananda Park	A-1108	2 BHK	59.21		Unsold
Ananda Park	A-1201	2 BHK	59.1		Unsold
Ananda Park	A-1202	1 BHK	38.5		Unsold
Ananda Park	A-1203	1 BHK	38.5		Unsold
Ananda Park	A-1204	2 BHK	58.04		Unsold
Ananda Park	A-1205	2 BHK	57.9		Unsold
Ananda Park	A-1206	1 BHK	38.42		Unsold
Ananda Park	A-1207	1 BHK	38.33		Unsold
Ananda Park	A-1208	2 BHK	59.21		Unsold
Ananda Park	A-1301	2 BHK	59.1		Unsold
Ananda Park	A-1302	1 BHK	38.5		Unsold
Ananda Park	A-1303	1 BHK	38.5		Unsold
Ananda Park	A-1304	2 BHK	58.04		Unsold
Ananda Park	A-1305	2 BHK	57.9		Unsold
Ananda Park	A-1306	1 BHK	38.42		Unsold
Ananda Park	A-1307	1 BHK	38.33		Unsold
Ananda Park	A-1308	2 BHK	59.21		Unsold
Ananda Park	A-1401	2 BHK	59.1		Unsold
Ananda Park	A-1402	1 BHK	38.5		Unsold
Ananda Park	A-1403	1 BHK	38.5		Unsold
Ananda Park	A-1404	2 BHK	58.04		Unsold
Ananda Park	A-1405	2 BHK	57.9		Unsold
Ananda Park	A-1406	1 BHK	38.42		Unsold
Ananda Park	A-1407	1 BHK	38.33		Unsold
Ananda Park	A-1408	2 BHK	59.21		Unsold
Ananda Park	A-1501	2 BHK	59.1		Unsold
Ananda Park	A-1502	1 BHK	38.5		Unsold
Ananda Park	A-1503	1 BHK	38.5		Unsold

9

Ananda Park	A-1504	2 BHK	58.04		Unsold
Ananda Park	A-1505	2 BHK	57.9		Unsold
Ananda Park	A-1508	2 BHK	59.21		Unsold
Ananda Park	A-1601	2 BHK	59.1		Unsold
Ananda Park	A-1602	1 BHK	38.5		Unsold
Ananda Park	A-1603	1 BHK	38.5		Unsold
Ananda Park	A-1604	2 BHK	58.04		Unsold
Ananda Park	A-1605	2 BHK	57.9		Unsold
Ananda Park	A-1606	1 BHK	38.42		Unsold
Ananda Park	A-1607	1 BHK	38.33		Unsold
Ananda Park	A-1608	2 BHK	59.21		Unsold
Ananda Park	A-1701	2 BHK	59.1		Unsold
Ananda Park	A-1702	1 BHK	38.5		Unsold
Ananda Park	A-1703	1 BHK	38.5		Unsold
Ananda Park	A-1704	2 BHK	58.04		Unsold
Ananda Park	A-1705	2 BHK	57.9		Unsold
Ananda Park	A-1706	1 BHK	38.42		Unsold
Ananda Park	A-1707	1 BHK	38.33		Unsold
Ananda Park	A-1708	2 BHK	59.21		Unsold
Ananda Park	A-1801	2 BHK	59.1		Unsold
Ananda Park	A-1802	1 BHK	38.5		Unsold
Ananda Park	A-1803	1 BHK	38.5		Unsold
Ananda Park	A-1804	2 BHK	58.04		Unsold
Ananda Park	A-1805	2 BHK	57.9		Unsold
Ananda Park	A-1806	1 BHK	38.42		Unsold
Ananda Park	A-1807	1 BHK	38.33		Unsold
Ananda Park	A-1808	2 BHK	59.21		Unsold
Ananda Park	A-1901	2 BHK	59.1		Unsold
Ananda Park	A-1902	1 BHK	38.5		Unsold
Ananda Park	A-1903	1 BHK	38.5		Unsold
Ananda Park	A-1904	2 BHK	58.04		Unsold
Ananda Park	A-1905	2 BHK	57.9		Unsold
Ananda Park	A-1906	1 BHK	38.42		Unsold
Ananda Park	A-1907	1 BHK	38.33		Unsold
Ananda Park	A-1908	2 BHK	59.21		Unsold
Ananda Park	A-2001	2 BHK	59.1		Unsold
Ananda Park	A-2002	1 BHK	38.5		Unsold
Ananda Park	A-2003	1 BHK	38.5		Unsold
Ananda Park	A-2004	2 BHK	58.04		Unsold
Ananda Park	A-2005	2 BHK	57.9		Unsold
Ananda Park	A-2006	1 BHK	38.42		Unsold
Ananda Park	A-2007	1 BHK	38.33		Unsold
Ananda Park	A-2008	2 BHK	59.21		Unsold
Ananda Park	A-2101	2 BHK	59.1		Unsold

2

Ananda Park	A-2102	1 BHK	38.5		Unsold
Ananda Park	A-2103	1 BHK	38.5		Unsold
Ananda Park	A-2104	2 BHK	58.04		Unsold
Ananda Park	A-2105	2 BHK	57.9		Unsold
Ananda Park	A-2106	1 BHK	38.42		Unsold
Ananda Park	A-2107	1 BHK	38.33		Unsold
Ananda Park	A-2108	2 BHK	59.21		Unsold
Ananda Park	A-2201	2 BHK	59.1		Unsold
Ananda Park	A-2202	1 BHK	38.5		Unsold
Ananda Park	A-2203	1 BHK	38.5		Unsold
Ananda Park	A-2204	2 BHK	58.04		Unsold
Ananda Park	A-2205	2 BHK	57.9		Unsold
Ananda Park	A-2206	1 BHK	38.42		Unsold
Ananda Park	A-2208	2 BHK	59.21		Unsold
Ananda Park	A-2301	2 BHK	59.1		Unsold
Ananda Park	A-2302	1 BHK	38.5		Unsold
Ananda Park	A-2303	1 BHK	38.5		Unsold
Ananda Park	A-2304	2 BHK	58.04		Unsold
Ananda Park	A-2305	2 BHK	57.9		Unsold
Ananda Park	A-2306	1 BHK	38.42		Unsold
Ananda Park	A-2307	1 BHK	38.33		Unsold
Ananda Park	A-2308	3 BHK	68.01		Unsold
Ananda Park	B-101	2 BHK	57.48		Unsold
Ananda Park	B-102	2 BHK	57.31		Unsold
Ananda Park	B-103	2 BHK	58.38		Unsold
Ananda Park	B-201	2 BHK	57.48		Unsold
Ananda Park	B-202	2 BHK	57.31		Unsold
Ananda Park	B-203	2 BHK	58.38		Unsold
Ananda Park	B-301	2 BHK	57.48		Unsold
Ananda Park	B-302	2 BHK	57.31		Unsold
Ananda Park	B-303	2 BHK	58.38		Unsold
Ananda Park	B-401	2 BHK	57.48		Unsold
Ananda Park	B-402	2 BHK	57.31		Unsold
Ananda Park	B-403	2 BHK	58.38		Unsold
Ananda Park	B-501	2 BHK	57.48		Unsold
Ananda Park	B-502	2 BHK	57.31		Unsold
Ananda Park	B-503	2 BHK	58.38		Unsold
Ananda Park	B-601	2 BHK	57.48		Unsold
Ananda Park	B-602	2 BHK	57.31		Unsold
Ananda Park	B-603	2 BHK	58.38		Sold
Ananda Park	B-701	2 BHK	57.48		Unsold
Ananda Park	B-702	2 BHK	57.31		Unsold
Ananda Park	B-703	2 BHK	58.38		Unsold
Ananda Park	B-801	2 BHK	58.48		Sold

19

Ananda Park	B-803	2 BHK	58.38		Sold
Ananda Park	B-901	2 BHK	57.48		Unsold
Ananda Park	B-902	2 BHK	57.31		Unsold
Ananda Park	B-903	2 BHK	58.38		Unsold
Ananda Park	B-1001	2 BHK	57.48		Unsold
Ananda Park	B-1002	2 BHK	57.31		Sold
Ananda Park	B-1003	2 BHK	58.38		Unsold
Ananda Park	B-1004	1 BHK	39.03		Unsold
Ananda Park	B-1101	2 BHK	57.48		Unsold
Ananda Park	B-1102	2 BHK	57.31		Unsold
Ananda Park	B-1103	2 BHK	58.38		Sold
Ananda Park	B-1104	1 BHK	39.03		Unsold
Ananda Park	B-1201	2 BHK	57.48		Unsold
Ananda Park	B-1202	2 BHK	57.31		Unsold
Ananda Park	B-1203	2 BHK	58.38		Unsold
Ananda Park	B-1204	1 BHK	39.03		Unsold
Ananda Park	B-1301	2 BHK	57.48		Unsold
Ananda Park	B-1302	2 BHK	57.31		Unsold
Ananda Park	B-1303	2 BHK	58.38		Unsold
Ananda Park	B-1304	1 BHK	39.03		Unsold
Ananda Park	B-1401	2 BHK	57.48		Unsold
Ananda Park	B-1402	2 BHK	57.31		Unsold
Ananda Park	B-1403	2 BHK	58.38		Unsold
Ananda Park	B-1404	1 BHK	39.03		Unsold
Ananda Park	B-1503	2 BHK	58.38		Sold
Ananda Park	B-1504	1 BHK	39.03		Unsold
Ananda Park	B-1601	2 BHK	57.48		Sold
Ananda Park	B-1602	2 BHK	57.31		Sold
Ananda Park	B-1603	2 BHK	58.38		Unsold
Ananda Park	B-1604	1 BHK	39.03		Unsold
Ananda Park	B-1701	2 BHK	57.48		Sold
Ananda Park	B-1702	2 BHK	57.31		Sold
Ananda Park	B-1703	2 BHK	58.38		Unsold
Ananda Park	B-1704	1 BHK	39.03		Unsold
Ananda Park	B-1801	2 BHK	57.48		Unsold
Ananda Park	B-1802	2 BHK	57.31		Unsold
Ananda Park	B-1803	2 BHK	58.38		Unsold
Ananda Park	B-1804	1 BHK	39.03		Unsold
Ananda Park	B-1901	2 BHK	57.48		Unsold
Ananda Park	B-1902	2 BHK	57.31		Unsold
Ananda Park	B-1903	2 BHK	58.38		Unsold
Ananda Park	B-1904	1 BHK	39.03		Unsold
Ananda Park	B-2001	2 BHK	57.48		Unsold
Ananda Park	B-2002	2 BHK	57.31		Unsold

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Ananda Park	B-2003	2 BHK	58.38		Unsold
Ananda Park	B-2004	1 BHK	39.03		Unsold
Ananda Park	B-2101	2 BHK	57.48		Unsold
Ananda Park	B-2102	2 BHK	57.31		Unsold
Ananda Park	B-2103	2 BHK	58.38		Unsold
Ananda Park	B-2104	1 BHK	39.03		Unsold
Ananda Park	B-2201	3 BHK	66.04		Unsold
Ananda Park	B-2203	2 BHK	58.38		Unsold
Ananda Park	B-2204	1 BHK	39.03		Unsold
Ananda Park	B-2301	2 BHK	57.48		Unsold
Ananda Park	B-2302	2 BHK	57.31		Unsold
Ananda Park	B-2303	2 BHK	58.38		Unsold
Ananda Park	B-2304	1 BHK	39.03		Unsold
Ananda Park	C-101	2 BHK	57.65		Unsold
Ananda Park	C-105	2 BHK	57.93		Unsold
Ananda Park	C-106	1 BHK	38.89		Unsold
Ananda Park	C-107	1 BHK	38.95		Unsold
Ananda Park	C-108	2 BHK	57.76		Unsold
Ananda Park	C-201	2 BHK	57.65		Unsold
Ananda Park	C-205	2 BHK	57.93		Unsold
Ananda Park	C-206	1 BHK	38.89		Unsold
Ananda Park	C-207	1 BHK	38.95		Unsold
Ananda Park	C-208	2 BHK	57.76		Unsold
Ananda Park	C-301	2 BHK	57.65		Unsold
Ananda Park	C-305	2 BHK	57.93		Unsold
Ananda Park	C-306	1 BHK	38.89		Unsold
Ananda Park	C-307	1 BHK	38.95		Unsold
Ananda Park	C-308	2 BHK	57.76		Unsold
Ananda Park	C-401	2 BHK	57.65		Unsold
Ananda Park	C-405	2 BHK	57.93		Unsold
Ananda Park	C-406	1 BHK	38.89		Unsold
Ananda Park	C-407	1 BHK	38.95		Unsold
Ananda Park	C-408	2 BHK	57.76		Unsold
Ananda Park	C-501	2 BHK	57.65		Unsold
Ananda Park	C-505	2 BHK	57.93		Unsold
Ananda Park	C-506	1 BHK	38.89		Unsold
Ananda Park	C-507	1 BHK	38.95		Unsold
Ananda Park	C-508	2 BHK	57.76		Unsold
Ananda Park	C-601	2 BHK	57.65		Unsold
Ananda Park	C-605	2 BHK	57.93		Unsold
Ananda Park	C-606	1 BHK	38.89		Unsold
Ananda Park	C-607	1 BHK	38.95		Unsold
Ananda Park	C-608	2 BHK	57.76		Unsold
Ananda Park	C-701	2 BHK	57.65		Unsold

Ananda Park	C-705	2 BHK	57.93		Unsold
Ananda Park	C-706	1 BHK	38.89		Unsold
Ananda Park	C-707	1 BHK	38.95		Unsold
Ananda Park	C-708	2 BHK	57.76		Unsold
Ananda Park	C-805	2 BHK	57.93		Unsold
Ananda Park	C-808	2 BHK	57.76		Unsold
Ananda Park	C-905	2 BHK	57.93		Unsold
Ananda Park	C-906	1 BHK	38.89		Unsold
Ananda Park	C-907	1 BHK	38.95		Unsold
Ananda Park	C-908	2 BHK	57.76		Unsold
Ananda Park	C-1001	2 BHK	57.65		Sold
Ananda Park	C-1003	1 BHK	37.69		Unsold
Ananda Park	C-1004	2 BHK	57.98		Unsold
Ananda Park	C-1005	2 BHK	57.93		Unsold
Ananda Park	C-1006	1 BHK	38.89		Unsold
Ananda Park	C-1007	1 BHK	38.95		Unsold
Ananda Park	C-1008	2 BHK	57.76		Sold
Ananda Park	C-1102	1 BHK	38.04		Unsold
Ananda Park	C-1103	1 BHK	37.69		Unsold
Ananda Park	C-1104	2 BHK	57.98		Unsold
Ananda Park	C-1105	2 BHK	57.93		Unsold
Ananda Park	C-1106	1 BHK	38.89		Unsold
Ananda Park	C-1107	1 BHK	38.95		Unsold
Ananda Park	C-1108	2 BHK	57.76		Sold
Ananda Park	C-1203	1 BHK	37.69		Unsold
Ananda Park	C-1204	2 BHK	57.98		Unsold
Ananda Park	C-1205	2 BHK	57.93		Unsold
Ananda Park	C-1206	1 BHK	38.89		Unsold
Ananda Park	C-1207	1 BHK	38.95		Unsold
Ananda Park	C-1208	2 BHK	57.76		Unsold
Ananda Park	C-1303	1 BHK	37.69		Unsold
Ananda Park	C-1304	2 BHK	57.98		Unsold
Ananda Park	C-1305	2 BHK	57.93		Unsold
Ananda Park	C-1306	1 BHK	38.89		Unsold
Ananda Park	C-1307	1 BHK	38.95		Unsold
Ananda Park	C-1308	2 BHK	57.76		Unsold
Ananda Park	C-1401	2 BHK	57.65		Unsold
Ananda Park	C-1403	1 BHK	37.69		Unsold
Ananda Park	C-1404	2 BHK	57.98		Unsold
Ananda Park	C-1405	2 BHK	57.93		Unsold
Ananda Park	C-1406	1 BHK	38.89		Unsold
Ananda Park	C-1407	1 BHK	38.95		Unsold
Ananda Park	C-1408	2 BHK	57.76		Unsold
Ananda Park	C-1503	1 BHK	37.69		Sold

M

Ananda Park	C-1504	2 BHK	57.98	Sold
Ananda Park	C-1505	2 BHK	57.93	Unsold
Ananda Park	C-1508	2 BHK	57.76	Unsold
Ananda Park	C-1603	1 BHK	37.69	Unsold
Ananda Park	C-1604	2 BHK	57.98	Unsold
Ananda Park	C-1605	2 BHK	57.93	Unsold
Ananda Park	C-1606	1 BHK	38.89	Sold
Ananda Park	C-1607	1 BHK	38.95	Sold
Ananda Park	C-1608	2 BHK	57.76	Unsold
Ananda Park	C-1701	2 BHK	57.65	Sold
Ananda Park	C-1702	1 BHK	38.04	Sold
Ananda Park	C-1703	1 BHK	37.69	Sold
Ananda Park	C-1704	2 BHK	57.98	Unsold
Ananda Park	C-1705	2 BHK	57.93	Unsold
Ananda Park	C-1706	1 BHK	38.89	Unsold
Ananda Park	C-1707	1 BHK	38.95	Unsold
Ananda Park	C-1708	2 BHK	57.76	Unsold
Ananda Park	C-1802	1 BHK	38.04	Unsold
Ananda Park	C-1803	1 BHK	37.69	Unsold
Ananda Park	C-1804	2 BHK	57.98	Unsold
Ananda Park	C-1805	2 BHK	57.93	Unsold
Ananda Park	C-1806	1 BHK	38.89	Unsold
Ananda Park	C-1807	1 BHK	38.95	Unsold
Ananda Park	C-1808	2 BHK	57.76	Unsold
Ananda Park	C-1902	1 BHK	38.04	Unsold
Ananda Park	C-1903	1 BHK	37.69	Unsold
Ananda Park	C-1904	2 BHK	57.98	Unsold
Ananda Park	C-1905	2 BHK	57.93	Unsold
Ananda Park	C-1906	1 BHK	38.89	Unsold
Ananda Park	C-1907	1 BHK	38.95	Unsold
Ananda Park	C-1908	2 BHK	57.76	Unsold
Ananda Park	C-2002	1 BHK	38.04	Unsold
Ananda Park	C-2003	1 BHK	37.69	Unsold
Ananda Park	C-2004	2 BHK	57.98	Unsold
Ananda Park	C-2005	2 BHK	57.93	Unsold
Ananda Park	C-2006	1 BHK	38.89	Unsold
Ananda Park	C-2007	1 BHK	38.95	Unsold
Ananda Park	C-2008	2 BHK	57.76	Unsold
Ananda Park	C-2101	2 BHK	57.65	Unsold
Ananda Park	C-2102	1 BHK	38.04	Unsold
Ananda Park	C-2103	1 BHK	37.69	Unsold
Ananda Park	C-2104	2 BHK	57.98	Unsold
Ananda Park	C-2105	2 BHK	57.93	Unsold
Ananda Park	C-2106	1 BHK	38.89	Unsold

Ananda Park	C-2107	1 BHK	38.95		Unsold
Ananda Park	C-2108	2 BHK	57.76		Unsold
Ananda Park	C-2201	2 BHK	57.65		Unsold
Ananda Park	C-2202	1 BHK	38.04		Unsold
Ananda Park	C-2203	1 BHK	37.69		Unsold
Ananda Park	C-2204	2 BHK	57.98		Unsold
Ananda Park	C-2205	2 BHK	57.93		Unsold
Ananda Park	C-2206	2 BHK	48.64		Unsold
Ananda Park	C-2208	2 BHK	57.76		Unsold
Ananda Park	C-2301	2 BHK	57.65		Unsold
Ananda Park	C-2302	1 BHK	38.04		Unsold
Ananda Park	C-2303	1 BHK	37.69		Unsold
Ananda Park	C-2304	2 BHK	57.98		Unsold
Ananda Park	C-2305	2 BHK	57.93		Unsold
Ananda Park	C-2306	1 BHK	38.89		Unsold
Ananda Park	C-2307	1 BHK	38.95		Unsold
Ananda Park	C-2308	2 BHK	57.76		Unsold
Ananda Park	Shop 4	Shop	27.22		Unsold
Ananda Park	Shop 5	Shop	20.97		Sold
Ananda Park	Shop 6	Shop	19.97		Sold
Ananda Park	Shop 7	Shop	15.36		Unsold
Ananda Park	Shop 8	Shop	25.71		Unsold
Ananda Park	Shop 9	Shop	15.36		Unsold
Ananda Park	Shop 10	Shop	11.53		Unsold
Ananda Park	Shop 11	Shop	19.37		Unsold
Ananda Park	Shop 12	Shop	19.56		Unsold
Ananda Park	Shop 15	Shop	15.43		Unsold
Ananda Park	Shop 16	Shop	31.68		Unsold
Ananda Park	Shop 17	Shop	23.91		Unsold
Ananda Park	Shop 18	Shop	23.3		Unsold
Ananda Park	Shop 19	Shop	17.53		Unsold
Ananda Park	Shop 20	Shop	18.28		Unsold
Ananda Park	Shop 21	Shop	20.19		Unsold
Ananda Park	Shop 22	Shop	22.99		Unsold
Ananda Park	Shop 23	Shop	15.1		Unsold

Shubhyvi Infrastructure LLP

AU

(Authorised Signatory)





201, Paradigm Nivan, 2nd Floor, 96, S.V. Road, Khar (W), Mumbai-400052 | Tel: 022 6865 4848

To
 The Maharashtra Real Estate Regulatory Authority
 BKC, Near RBI, Bandra East,
 Mumbai – 400051
 MahaRERA Registration No.P51800034854

Date: 05/07/2022

Disclosure of Sold-Unsold Inventory in the Project Ananda Park till 1st Apr to 30th June 2022

Project	Unit No	Unit Type	Carpet Area as per Rera in Sq. Mtrs.	Registration Date	Booking Status
Ananda Park	A-105	2 BHK	57.9		Unsold
Ananda Park	A-106	1 BHK	38.42		Unsold
Ananda Park	A-107	1 BHK	38.33		Unsold
Ananda Park	A-108	2 BHK	59.21		Unsold
Ananda Park	A-205	2 BHK	57.9		Unsold
Ananda Park	A-206	1 BHK	38.42		Unsold
Ananda Park	A-207	1 BHK	38.33		Unsold
Ananda Park	A-208	2 BHK	59.21		Unsold
Ananda Park	A-305	2 BHK	57.9		Unsold
Ananda Park	A-306	1 BHK	38.42		Unsold
Ananda Park	A-307	1 BHK	38.33		Unsold
Ananda Park	A-308	2 BHK	59.21		Unsold
Ananda Park	A-405	2 BHK	57.9		Unsold
Ananda Park	A-406	1 BHK	38.42		Unsold
Ananda Park	A-407	1 BHK	38.33		Unsold
Ananda Park	A-408	2 BHK	59.21		Unsold
Ananda Park	A-505	2 BHK	57.9		Unsold
Ananda Park	A-506	1 BHK	38.42		Unsold
Ananda Park	A-507	1 BHK	38.33		Unsold
Ananda Park	A-508	2 BHK	59.21		Unsold
Ananda Park	A-605	2 BHK	57.9		Unsold
Ananda Park	A-606	1 BHK	38.42		Unsold
Ananda Park	A-607	1 BHK	38.33		Unsold
Ananda Park	A-608	2 BHK	59.21		Unsold
Ananda Park	A-705	2 BHK	57.9		Unsold
Ananda Park	A-706	1 BHK	38.42		Unsold
Ananda Park	A-707	1 BHK	38.33		Unsold
Ananda Park	A-708	2 BHK	59.21		Unsold
Ananda Park	A-805	2 BHK	57.9		Unsold
Ananda Park	A-808	2 BHK	59.21		Unsold
Ananda Park	A-905	2 BHK	57.9		Unsold
Ananda Park	A-906	1 BHK	38.42		Unsold
Ananda Park	A-907	1 BHK	38.33		Unsold

R

Ananda Park	A-908	2 BHK	59.21		Unsold
Ananda Park	A-1001	2 BHK	59.1		Unsold
Ananda Park	A-1002	1 BHK	38.5		Unsold
Ananda Park	A-1003	1 BHK	38.5		Unsold
Ananda Park	A-1004	2 BHK	58.04		Unsold
Ananda Park	A-1005	2 BHK	57.9		Unsold
Ananda Park	A-1006	1 BHK	38.42		Unsold
Ananda Park	A-1007	1 BHK	38.33		Unsold
Ananda Park	A-1008	2 BHK	59.21		Unsold
Ananda Park	A-1101	2 BHK	59.1		Unsold
Ananda Park	A-1102	1 BHK	38.5		Unsold
Ananda Park	A-1103	1 BHK	38.5		Unsold
Ananda Park	A-1104	2 BHK	58.04		Unsold
Ananda Park	A-1105	2 BHK	57.9		Unsold
Ananda Park	A-1106	1 BHK	38.42		Unsold
Ananda Park	A-1107	1 BHK	38.33		Unsold
Ananda Park	A-1108	2 BHK	59.21		Unsold
Ananda Park	A-1201	2 BHK	59.1		Unsold
Ananda Park	A-1202	1 BHK	38.5		Unsold
Ananda Park	A-1203	1 BHK	38.5		Unsold
Ananda Park	A-1204	2 BHK	58.04		Unsold
Ananda Park	A-1205	2 BHK	57.9		Unsold
Ananda Park	A-1206	1 BHK	38.42		Unsold
Ananda Park	A-1207	1 BHK	38.33		Unsold
Ananda Park	A-1208	2 BHK	59.21		Unsold
Ananda Park	A-1301	2 BHK	59.1		Unsold
Ananda Park	A-1302	1 BHK	38.5		Unsold
Ananda Park	A-1303	1 BHK	38.5		Unsold
Ananda Park	A-1304	2 BHK	58.04		Unsold
Ananda Park	A-1305	2 BHK	57.9		Unsold
Ananda Park	A-1306	1 BHK	38.42		Unsold
Ananda Park	A-1307	1 BHK	38.33		Unsold
Ananda Park	A-1308	2 BHK	59.21		Unsold
Ananda Park	A-1401	2 BHK	59.1		Unsold
Ananda Park	A-1402	1 BHK	38.5		Unsold
Ananda Park	A-1403	1 BHK	38.5		Unsold
Ananda Park	A-1404	2 BHK	58.04		Unsold
Ananda Park	A-1405	2 BHK	57.9		Unsold
Ananda Park	A-1406	1 BHK	38.42		Unsold
Ananda Park	A-1407	1 BHK	38.33		Unsold
Ananda Park	A-1408	2 BHK	59.21		Unsold
Ananda Park	A-1501	2 BHK	59.1		Unsold
Ananda Park	A-1502	1 BHK	38.5		Unsold
Ananda Park	A-1503	1 BHK	38.5		Unsold
Ananda Park	A-1504	2 BHK	58.04		Unsold

Ananda Park	C-1606	1 BHK	38.89		Sold
Ananda Park	C-1607	1 BHK	38.95		Sold
Ananda Park	C-1608	2 BHK	57.76		Unsold
Ananda Park	C-1701	2 BHK	57.65		Sold
Ananda Park	C-1702	1 BHK	38.04		Sold
Ananda Park	C-1703	1 BHK	37.69		Sold
Ananda Park	C-1704	2 BHK	57.98		Unsold
Ananda Park	C-1705	2 BHK	57.93		Unsold
Ananda Park	C-1706	1 BHK	38.89		Unsold
Ananda Park	C-1707	1 BHK	38.95		Unsold
Ananda Park	C-1708	2 BHK	57.76		Unsold
Ananda Park	C-1802	1 BHK	38.04		Unsold
Ananda Park	C-1803	1 BHK	37.69		Unsold
Ananda Park	C-1804	2 BHK	57.98		Unsold
Ananda Park	C-1805	2 BHK	57.93		Unsold
Ananda Park	C-1806	1 BHK	38.89		Unsold
Ananda Park	C-1807	1 BHK	38.95		Unsold
Ananda Park	C-1808	2 BHK	57.76		Unsold
Ananda Park	C-1902	1 BHK	38.04		Unsold
Ananda Park	C-1903	1 BHK	37.69		Unsold
Ananda Park	C-1904	2 BHK	57.98		Unsold
Ananda Park	C-1905	2 BHK	57.93		Unsold
Ananda Park	C-1906	1 BHK	38.89		Unsold
Ananda Park	C-1907	1 BHK	38.95		Unsold
Ananda Park	C-1908	2 BHK	57.76		Unsold
Ananda Park	C-2002	1 BHK	38.04		Unsold
Ananda Park	C-2003	1 BHK	37.69		Unsold
Ananda Park	C-2004	2 BHK	57.98		Unsold
Ananda Park	C-2005	2 BHK	57.93		Unsold
Ananda Park	C-2006	1 BHK	38.89		Unsold
Ananda Park	C-2007	1 BHK	38.95		Unsold
Ananda Park	C-2008	2 BHK	57.76		Unsold
Ananda Park	C-2101	2 BHK	57.65		Unsold
Ananda Park	C-2102	1 BHK	38.04		Unsold
Ananda Park	C-2103	1 BHK	37.69		Unsold
Ananda Park	C-2104	2 BHK	57.98		Unsold
Ananda Park	C-2105	2 BHK	57.93		Unsold
Ananda Park	C-2106	1 BHK	38.89		Unsold
Ananda Park	C-2107	1 BHK	38.95		Unsold
Ananda Park	C-2108	2 BHK	57.76		Unsold
Ananda Park	C-2201	2 BHK	57.65		Unsold
Ananda Park	C-2202	1 BHK	38.04		Unsold
Ananda Park	C-2203	1 BHK	37.69		Unsold
Ananda Park	C-2204	2 BHK	57.98		Unsold
Ananda Park	C-2205	2 BHK	57.93		Unsold

Ananda Park	C-808	2 BHK	57.76		Unsold
Ananda Park	C-905	2 BHK	57.93		Unsold
Ananda Park	C-906	1 BHK	38.89		Unsold
Ananda Park	C-907	1 BHK	38.95		Unsold
Ananda Park	C-908	2 BHK	57.76		Unsold
Ananda Park	C-1001	2 BHK	57.65		Sold
Ananda Park	C-1003	1 BHK	37.69		Unsold
Ananda Park	C-1004	2 BHK	57.98		Unsold
Ananda Park	C-1005	2 BHK	57.93		Unsold
Ananda Park	C-1006	1 BHK	38.89		Unsold
Ananda Park	C-1007	1 BHK	38.95		Unsold
Ananda Park	C-1008	2 BHK	57.76		Unsold
Ananda Park	C-1102	1 BHK	38.04		Unsold
Ananda Park	C-1103	1 BHK	37.69		Unsold
Ananda Park	C-1104	2 BHK	57.98		Unsold
Ananda Park	C-1105	2 BHK	57.93		Unsold
Ananda Park	C-1106	1 BHK	38.89		Unsold
Ananda Park	C-1107	1 BHK	38.95		Unsold
Ananda Park	C-1108	2 BHK	57.76		Unsold
Ananda Park	C-1203	1 BHK	37.69		Unsold
Ananda Park	C-1204	2 BHK	57.98		Unsold
Ananda Park	C-1205	2 BHK	57.93		Unsold
Ananda Park	C-1206	1 BHK	38.89		Unsold
Ananda Park	C-1207	1 BHK	38.95		Unsold
Ananda Park	C-1208	2 BHK	57.76		Unsold
Ananda Park	C-1303	1 BHK	37.69		Unsold
Ananda Park	C-1304	2 BHK	57.98		Unsold
Ananda Park	C-1305	2 BHK	57.93		Unsold
Ananda Park	C-1306	1 BHK	38.89		Unsold
Ananda Park	C-1307	1 BHK	38.95		Unsold
Ananda Park	C-1308	2 BHK	57.76		Unsold
Ananda Park	C-1401	2 BHK	57.65		Unsold
Ananda Park	C-1403	1 BHK	37.69		Unsold
Ananda Park	C-1404	2 BHK	57.98		Unsold
Ananda Park	C-1405	2 BHK	57.93		Unsold
Ananda Park	C-1406	1 BHK	38.89		Unsold
Ananda Park	C-1407	1 BHK	38.95		Unsold
Ananda Park	C-1408	2 BHK	57.76		Unsold
Ananda Park	C-1503	1 BHK	37.69		Sold
Ananda Park	C-1504	2 BHK	57.98		Unsold
Ananda Park	C-1505	2 BHK	57.93		Unsold
Ananda Park	C-1508	2 BHK	57.76		Unsold
Ananda Park	C-1603	1 BHK	37.69		Unsold
Ananda Park	C-1604	2 BHK	57.98		Unsold
Ananda Park	C-1605	2 BHK	57.93		Unsold

09

Ananda Park	B-2103	2 BHK	58.38		Unsold
Ananda Park	B-2104	1 BHK	39.03		Unsold
Ananda Park	B-2201	3 BHK	66.04		Unsold
Ananda Park	B-2203	2 BHK	58.38		Unsold
Ananda Park	B-2204	1 BHK	39.03		Unsold
Ananda Park	B-2301	2 BHK	57.48		Unsold
Ananda Park	B-2302	2 BHK	57.31		Unsold
Ananda Park	B-2303	2 BHK	58.38		Unsold
Ananda Park	B-2304	1 BHK	39.03		Unsold
Ananda Park	C-101	2 BHK	57.65		Unsold
Ananda Park	C-105	2 BHK	57.93		Unsold
Ananda Park	C-106	1 BHK	38.89		Unsold
Ananda Park	C-107	1 BHK	38.95		Unsold
Ananda Park	C-108	2 BHK	57.76		Unsold
Ananda Park	C-201	2 BHK	57.65		Unsold
Ananda Park	C-205	2 BHK	57.93		Unsold
Ananda Park	C-206	1 BHK	38.89		Unsold
Ananda Park	C-207	1 BHK	38.95		Unsold
Ananda Park	C-208	2 BHK	57.76		Unsold
Ananda Park	C-301	2 BHK	57.65		Unsold
Ananda Park	C-305	2 BHK	57.93		Unsold
Ananda Park	C-306	1 BHK	38.89		Unsold
Ananda Park	C-307	1 BHK	38.95		Unsold
Ananda Park	C-308	2 BHK	57.76		Unsold
Ananda Park	C-401	2 BHK	57.65		Unsold
Ananda Park	C-405	2 BHK	57.93		Unsold
Ananda Park	C-406	1 BHK	38.89		Unsold
Ananda Park	C-407	1 BHK	38.95		Unsold
Ananda Park	C-408	2 BHK	57.76		Unsold
Ananda Park	C-501	2 BHK	57.65		Unsold
Ananda Park	C-505	2 BHK	57.93		Unsold
Ananda Park	C-506	1 BHK	38.89		Unsold
Ananda Park	C-507	1 BHK	38.95		Unsold
Ananda Park	C-508	2 BHK	57.76		Unsold
Ananda Park	C-601	2 BHK	57.65		Unsold
Ananda Park	C-605	2 BHK	57.93		Unsold
Ananda Park	C-606	1 BHK	38.89		Unsold
Ananda Park	C-607	1 BHK	38.95		Unsold
Ananda Park	C-608	2 BHK	57.76		Unsold
Ananda Park	C-701	2 BHK	57.65		Unsold
Ananda Park	C-705	2 BHK	57.93		Unsold
Ananda Park	C-706	1 BHK	38.89		Unsold
Ananda Park	C-707	1 BHK	38.95		Unsold
Ananda Park	C-708	2 BHK	57.76		Unsold
Ananda Park	C-805	2 BHK	57.93		Unsold

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Ananda Park	B-903	2 BHK	58.38		Unsold
Ananda Park	B-1001	2 BHK	57.48		Unsold
Ananda Park	B-1002	2 BHK	57.31		Sold
Ananda Park	B-1003	2 BHK	58.38		Unsold
Ananda Park	B-1004	1 BHK	39.03		Unsold
Ananda Park	B-1101	2 BHK	57.48		Unsold
Ananda Park	B-1102	2 BHK	57.31		Unsold
Ananda Park	B-1103	2 BHK	58.38		Sold
Ananda Park	B-1104	1 BHK	39.03		Unsold
Ananda Park	B-1201	2 BHK	57.48		Unsold
Ananda Park	B-1202	2 BHK	57.31		Unsold
Ananda Park	B-1203	2 BHK	58.38		Unsold
Ananda Park	B-1204	1 BHK	39.03		Unsold
Ananda Park	B-1301	2 BHK	57.48		Unsold
Ananda Park	B-1302	2 BHK	57.31		Unsold
Ananda Park	B-1303	2 BHK	58.38		Unsold
Ananda Park	B-1304	1 BHK	39.03		Unsold
Ananda Park	B-1401	2 BHK	57.48		Unsold
Ananda Park	B-1402	2 BHK	57.31		Unsold
Ananda Park	B-1403	2 BHK	58.38		Unsold
Ananda Park	B-1404	1 BHK	39.03		Unsold
Ananda Park	B-1503	2 BHK	58.38		Sold
Ananda Park	B-1504	1 BHK	39.03		Unsold
Ananda Park	B-1601	2 BHK	57.48		Sold
Ananda Park	B-1602	2 BHK	57.31		Sold
Ananda Park	B-1603	2 BHK	58.38		Unsold
Ananda Park	B-1604	1 BHK	39.03		Unsold
Ananda Park	B-1701	2 BHK	57.48		Sold
Ananda Park	B-1702	2 BHK	57.31		Sold
Ananda Park	B-1703	2 BHK	58.38		Unsold
Ananda Park	B-1704	1 BHK	39.03		Unsold
Ananda Park	B-1801	2 BHK	57.48		Unsold
Ananda Park	B-1802	2 BHK	57.31		Unsold
Ananda Park	B-1803	2 BHK	58.38		Unsold
Ananda Park	B-1804	1 BHK	39.03		Unsold
Ananda Park	B-1901	2 BHK	57.48		Unsold
Ananda Park	B-1902	2 BHK	57.31		Unsold
Ananda Park	B-1903	2 BHK	58.38		Unsold
Ananda Park	B-1904	1 BHK	39.03		Unsold
Ananda Park	B-2001	2 BHK	57.48		Unsold
Ananda Park	B-2002	2 BHK	57.31		Unsold
Ananda Park	B-2003	2 BHK	58.38		Unsold
Ananda Park	B-2004	1 BHK	39.03		Unsold
Ananda Park	B-2101	2 BHK	57.48		Unsold
Ananda Park	B-2102	2 BHK	57.31		Unsold

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Ananda Park	A-2104	2 BHK	58.04		Unsold
Ananda Park	A-2105	2 BHK	57.9		Unsold
Ananda Park	A-2106	1 BHK	38.42		Unsold
Ananda Park	A-2107	1 BHK	38.33		Unsold
Ananda Park	A-2108	2 BHK	59.21		Unsold
Ananda Park	A-2201	2 BHK	59.1		Unsold
Ananda Park	A-2202	1 BHK	38.5		Unsold
Ananda Park	A-2203	1 BHK	38.5		Unsold
Ananda Park	A-2204	2 BHK	58.04		Unsold
Ananda Park	A-2205	2 BHK	57.9		Unsold
Ananda Park	A-2206	1 BHK	38.42		Unsold
Ananda Park	A-2208	2 BHK	59.21		Unsold
Ananda Park	A-2301	2 BHK	59.1		Unsold
Ananda Park	A-2302	1 BHK	38.5		Unsold
Ananda Park	A-2303	1 BHK	38.5		Unsold
Ananda Park	A-2304	2 BHK	58.04		Unsold
Ananda Park	A-2305	2 BHK	57.9		Unsold
Ananda Park	A-2306	1 BHK	38.42		Unsold
Ananda Park	A-2307	1 BHK	38.33		Unsold
Ananda Park	A-2308	3 BHK	68.01		Unsold
Ananda Park	B-101	2 BHK	57.48		Unsold
Ananda Park	B-102	2 BHK	57.31		Unsold
Ananda Park	B-103	2 BHK	58.38		Unsold
Ananda Park	B-201	2 BHK	57.48		Unsold
Ananda Park	B-202	2 BHK	57.31		Unsold
Ananda Park	B-203	2 BHK	58.38		Unsold
Ananda Park	B-301	2 BHK	57.48		Unsold
Ananda Park	B-302	2 BHK	57.31		Unsold
Ananda Park	B-303	2 BHK	58.38		Unsold
Ananda Park	B-401	2 BHK	57.48		Unsold
Ananda Park	B-402	2 BHK	57.31		Unsold
Ananda Park	B-403	2 BHK	58.38		Unsold
Ananda Park	B-501	2 BHK	57.48		Unsold
Ananda Park	B-502	2 BHK	57.31		Unsold
Ananda Park	B-503	2 BHK	58.38		Unsold
Ananda Park	B-601	2 BHK	57.48		Unsold
Ananda Park	B-602	2 BHK	57.31		Unsold
Ananda Park	B-603	2 BHK	58.38		Sold
Ananda Park	B-701	2 BHK	57.48		Unsold
Ananda Park	B-702	2 BHK	57.31		Unsold
Ananda Park	B-703	2 BHK	58.38		Unsold
Ananda Park	B-801	2 BHK	58.48		Sold
Ananda Park	B-803	2 BHK	58.38		Sold
Ananda Park	B-901	2 BHK	57.48		Unsold
Ananda Park	B-902	2 BHK	57.31		Unsold

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Ananda Park	A-1505	2 BHK	57.9		Unsold
Ananda Park	A-1508	2 BHK	59.21		Unsold
Ananda Park	A-1601	2 BHK	59.1		Unsold
Ananda Park	A-1602	1 BHK	38.5		Unsold
Ananda Park	A-1603	1 BHK	38.5		Unsold
Ananda Park	A-1604	2 BHK	58.04		Unsold
Ananda Park	A-1605	2 BHK	57.9		Unsold
Ananda Park	A-1606	1 BHK	38.42		Unsold
Ananda Park	A-1607	1 BHK	38.33		Unsold
Ananda Park	A-1608	2 BHK	59.21		Unsold
Ananda Park	A-1701	2 BHK	59.1		Unsold
Ananda Park	A-1702	1 BHK	38.5		Unsold
Ananda Park	A-1703	1 BHK	38.5		Unsold
Ananda Park	A-1704	2 BHK	58.04		Unsold
Ananda Park	A-1705	2 BHK	57.9		Unsold
Ananda Park	A-1706	1 BHK	38.42		Unsold
Ananda Park	A-1707	1 BHK	38.33		Unsold
Ananda Park	A-1708	2 BHK	59.21		Unsold
Ananda Park	A-1801	2 BHK	59.1		Unsold
Ananda Park	A-1802	1 BHK	38.5		Unsold
Ananda Park	A-1803	1 BHK	38.5		Unsold
Ananda Park	A-1804	2 BHK	58.04		Unsold
Ananda Park	A-1805	2 BHK	57.9		Unsold
Ananda Park	A-1806	1 BHK	38.42		Unsold
Ananda Park	A-1807	1 BHK	38.33		Unsold
Ananda Park	A-1808	2 BHK	59.21		Unsold
Ananda Park	A-1901	2 BHK	59.1		Unsold
Ananda Park	A-1902	1 BHK	38.5		Unsold
Ananda Park	A-1903	1 BHK	38.5		Unsold
Ananda Park	A-1904	2 BHK	58.04		Unsold
Ananda Park	A-1905	2 BHK	57.9		Unsold
Ananda Park	A-1906	1 BHK	38.42		Unsold
Ananda Park	A-1907	1 BHK	38.33		Unsold
Ananda Park	A-1908	2 BHK	59.21		Unsold
Ananda Park	A-2001	2 BHK	59.1		Unsold
Ananda Park	A-2002	1 BHK	38.5		Unsold
Ananda Park	A-2003	1 BHK	38.5		Unsold
Ananda Park	A-2004	2 BHK	58.04		Unsold
Ananda Park	A-2005	2 BHK	57.9		Unsold
Ananda Park	A-2006	1 BHK	38.42		Unsold
Ananda Park	A-2007	1 BHK	38.33		Unsold
Ananda Park	A-2008	2 BHK	59.21		Unsold
Ananda Park	A-2101	2 BHK	59.1		Unsold
Ananda Park	A-2102	1 BHK	38.5		Unsold
Ananda Park	A-2103	1 BHK	38.5		Unsold

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Ananda Park	C-2206	2 BHK	48.64		Unsold
Ananda Park	C-2208	2 BHK	57.76		Unsold
Ananda Park	C-2301	2 BHK	57.65		Unsold
Ananda Park	C-2302	1 BHK	38.04		Unsold
Ananda Park	C-2303	1 BHK	37.69		Unsold
Ananda Park	C-2304	2 BHK	57.98		Unsold
Ananda Park	C-2305	2 BHK	57.93		Unsold
Ananda Park	C-2306	1 BHK	38.89		Unsold
Ananda Park	C-2307	1 BHK	38.95		Unsold
Ananda Park	C-2308	2 BHK	57.76		Unsold
Ananda Park	Shop 4	Shop	27.22		Unsold
Ananda Park	Shop 5	Shop	20.97		Sold
Ananda Park	Shop 6	Shop	19.97		Sold
Ananda Park	Shop 7	Shop	15.36		Unsold
Ananda Park	Shop 8	Shop	25.71		Unsold
Ananda Park	Shop 9	Shop	15.36		Unsold
Ananda Park	Shop 10	Shop	11.53		Unsold
Ananda Park	Shop 11	Shop	19.37		Unsold
Ananda Park	Shop 12	Shop	19.56		Unsold
Ananda Park	Shop 15	Shop	15.43		Unsold
Ananda Park	Shop 16	Shop	31.68		Unsold
Ananda Park	Shop 17	Shop	23.91		Unsold
Ananda Park	Shop 18	Shop	23.3		Unsold
Ananda Park	Shop 19	Shop	17.53		Unsold
Ananda Park	Shop 20	Shop	18.28		Unsold
Ananda Park	Shop 21	Shop	20.19		Unsold
Ananda Park	Shop 22	Shop	22.99		Unsold
Ananda Park	Shop 23	Shop	15.1		Unsold

Shubhyuvi Infrastructure LLP

(Authorised Signatory)



FORM I

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date : 05/07/2023

To,
M/s. Shubhyuvi Infrastructure LLP,
201, Nivan, Opp. Poddar International School,
S. V. Road, Khar(W),
Mumbai- 400052

Subject: Certificate of percentage of completion of construction work of "Ananda Park" project for construction Of Wing- A , B & C Ground + First To Ninth Upper Part Podium Part Residential Floors + Fifth To Twenty Three Upper Residential Floors (Maharera Registration Number P51800034854) Situated On The Plot Bearing F.P. No. 526 (Pt) and 531 of TPS-III, Laxman Bhandari Marg, Chikuwadi, Borivali (W), Mumbai- 400 092 Demarcated By Its Boundaries (19° 13' 21.5157" N -72° 50' 32.9530" E, 19° 13' 21.5422" N- 72° 50' 33.4583" E, 19° 13' 21.9450" N- 72° 50' 35.6632" E, 19° 13' 23.8337" N- 72° 50' 35.6308" E, 19° 13' 23.8753" N- 72° 50' 32.9933" E, 19° 13' 22.1935" N- 72° 50' 32.9760" E, 19° 13' 22.1847" N- 72° 50' 32.8706" E) FP No. 526 (Pt) To The North, 9.15 Mt. wide Laxman Bhandari Marg To The South, 18.30 M Wide D.P. road To The East, FP No. 527 to 530 To The West Of Division Mumbai, Village- Eksar, Taluka- Borivali, District- Mumbai Suburban PIN-400092 Admeasuring 5110.28 Sq.Mts Area Being Developed By M/S. SHUBHYUVI INFRASTRUCTURE LLP.

Sir,

[We M/S. **Aspire Architects and Consultants**, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Buildings having Wing- A , B & C of the Project, situated on the plot bearing F.P. No. 526 (Pt) and 531 of TPS III, Laxman Bhandari Marg, Chikuwadi, Borivali (W), Mumbai- 400 092 admeasuring 5110.28sq.mts. area being developed by **[M/S. SHUBHYUVI INFRASTRUCTURE LLP]**

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for sale building having Wing- A , B & C of the Real Estate Project as registered vide number P51800034854 under Maha RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.



WING-A

WING-A

Sr. No. (1)	Tasks/Activity (2)	Percentage of work done (3)
1	Excavation	0%
2	Basement (1 No.)	0%
3	Podiums (9 Nos.)	0%
4	Plinth	0%
5	Sub Floor	0%
6	24 number of Slabs of Super Structure	0%
7	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat-Premises	0%
8	Sanitary Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
11	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 or 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 to complete project as per specifications in agreement of sale. Any other activities.	0%

TABLE B

WING-A

INTERNAL AND EXTERNAL DEVELOPMENT WORKS in respect of the entire Registered
Phase

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No.) (3)	Percentage of Work done (4)	Details (5)
1.	Internal Roads & Footpaths	No	0%	NA
2.	Water Supply	Yes	0%	MCGM Supply
3.	Sewerage (chamber, lines, Septic Tank, STP).	Yes	0%	MCGM Connection
4.	Storm Water Drains	Yes	0%	As per MCGM approval
5.	Landscaping & Tree Planting	Yes	0%	Tree & Shrub
6.	Street Lighting	No	0%	NA

	Community Buildings	Yes	0	As per MCGM requirement
8	Treatment and disposal of sewage and sullage water	Yes	0%	As per MCGM requirement
9	Solid Waste management & disposal	Yes	0%	As per MCGM requirement
10	Water conservation, Rain water harvesting.	Yes	0%	As per MCGM requirement
11	Energy Management	Yes	0%	LED provision made
12	Fire protection and fire safety requirements	Yes	0%	As per CFO
13	Electrical Meter Room, Sub- Station, Receiving Station	Yes	0%	As per Local Supplier
14	Open Parking	No	0%	NA

TABLE A
WING-B

Sr. No. (1)	Tasks / Activity (2)	Percentage of work done (3)
1	Excavation	0%
2	Basement (1 No.)	0%
3	Podiums (9 Nos.)	0%
4	Plinth	0%
5	Stilt Floor	0%
6	24 number of Slabs of Super Structure	0%
7	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%
8	Sanitary Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
11	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 or 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 to complete project as per specifications in agreement of sale. Any other activities.	0%



TABLE B
WING-B

INTERNAL AND EXTERNAL DEVELOPMENT WORKS in respect of the entire Registered Phase

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No.) (3)	Percentage of Work done (4)	Details (5)
1.	Internal Roads & Footpaths	No	0 %	NA
2.	Water Supply	Yes	0 %	MCGM Supply
3.	Sewerage (chamber, lines, Septic Tank, STP).	Yes	0 %	MCGM Connection
4.	Storm Water Drains	Yes	0 %	As per MCGM approval
5.	Landscaping & Tree Planting	Yes	0 %	Tree & Shrub
6.	Street Lighting	No	0 %	NA
7.	Community Buildings	Yes	0 %	As per MCGM requirement
8.	Treatment and disposal of sewage and sullage water	Yes	0 %	As per MCGM requirement
9.	Solid Waste management & disposal	Yes	0 %	As per MCGM requirement
10.	Water conservation, Rain water harvesting.	Yes	0 %	As per MCGM requirement
11.	Energy Management	Yes	0 %	LED provision made
12.	Fire protection and fire safety requirements	Yes	0 %	As per CFO
13.	Electrical Meter Room, Sub- Station, Receiving Station	Yes	0 %	As per Local Supplier
14.	Open Parking	No	0 %	NA

TABLE A
WING-C



Sr. No (1)	Tasks Activity (2)	Percentage of work done (3)
1	Excavation	0%
2	Basement (1 No.)	0%
3	Podiums (9 Nos.)	0%
4	Plinth	0%
5	Stilt Floor	0%
6	24 number of Slabs of Super Structure	0%
7	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%
8	Sanitary Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
11	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 or 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 to complete project as per specifications in agreement of sale. Any other activities.	0%

TABLE B
WING-C

INTERNAL AND EXTERNAL DEVELOPMENT WORKS in respect of the entire Registered
Phase

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No.) (3)	Percentage of Work done (4)	Details (5)
1.	Internal Roads & Footpaths	No	0%	NA
2.	Water Supply	Yes	0%	MCGM Supply
3.	Sewerage (chamber, lines, Septic Tank, STP).	Yes	0%	MCGM Connection
4.	Storm Water Drains	Yes	0%	As per MCGM approval



5.	Landscaping & Tree Planting	Yes	0%	Tree & Shrub
6.	Street Lighting	No	0%	NA
7.	Community Buildings	Yes	0%	As per MCGM requirement
8.	Treatment and disposal of sewage and sullage water	Yes	0%	As per MCGM requirement
9.	Solid Waste management & disposal	Yes	0%	As per MCGM requirement
10.	Water conservation, Rain water harvesting.	Yes	0%	As per MCGM requirement
11.	Energy Management	Yes	0%	LED provision made
12.	Fire protection and fire safety requirements	Yes	0%	As per CFO
13.	Electrical Meter Room, Sub- Station, Receiving Station	Yes	0%	As per Local Supplier
14.	Open Parking	No	0%	NA

Thanking You,

Yours faithfully,

For **M/s. Aspir Architects & Consultants,**

A R

CA/2812/66552



Yours truly,

For **Shubhyvi Infrastructure LLP**

Authorised Signatory



SHUBHPOVI Infrastructure LLP

201, Paradigm N'van, 2nd Floor, 96, S.V. Road, Khar (W), Mumbai-400052 Tel : 022 6865 4848

To
The Maharashtra Real Estate Regulatory Authority
BKC, Near RBI, Bandra East,
Mumbai – 400051
MahaRERA Registration No.P51800034854

Date – 05/07/2023

Disclosure of Sold-Unsold Inventory in the Project Ananda Park till 1st Apr to 30th June 2023

Project	Unit No	Unit Type	Carpet Area as per Rera in Sq. Mtrs.	Registration Date	Booking Status
Ananda Park	A-104	3 BHK	101.15		Unsold
Ananda Park	A-105	3 BHK	93.64		Unsold
Ananda Park	A-204	3 BHK	101.15		Unsold
Ananda Park	A-205	3 BHK	93.64		Unsold
Ananda Park	A-304	3 BHK	101.15		Unsold
Ananda Park	A-305	3 BHK	93.64		Unsold
Ananda Park	A-404	3 BHK	101.15		Unsold
Ananda Park	A-405	3 BHK	93.64		Unsold
Ananda Park	A-504	3 BHK	101.15		Unsold
Ananda Park	A-505	3 BHK	93.64		Unsold
Ananda Park	A-604	3 BHK	101.15		Unsold
Ananda Park	A-605	3 BHK	93.64		Unsold
Ananda Park	A-704	3 BHK	101.15		Unsold
Ananda Park	A-705	3 BHK	93.64		Unsold
Ananda Park	A-804	2 BHK	101.15		Unsold
Ananda Park	A-805	1 BHK	40.55		Unsold
Ananda Park	A-904	3 BHK	101.15		Unsold
Ananda Park	A-905	3 BHK	93.64		Unsold
Ananda Park	A-1004	3 BHK	101.15		Unsold
Ananda Park	A-1005	3 BHK	93.64		Unsold
Ananda Park	A-1104	3 BHK	101.15		Unsold
Ananda Park	A-1105	3 BHK	93.64		Unsold
Ananda Park	A-1201	2 BHK	70.24		Unsold
Ananda Park	A-1202	2 BHK	56.47		Unsold
Ananda Park	A-1203	3 BHK	85.28		Unsold
Ananda Park	A-1204	3 BHK	101.15		Unsold
Ananda Park	A-1205	3 BHK	93.64		Unsold
Ananda Park	A-1301	2 BHK	70.24		Unsold
Ananda Park	A-1302	2 BHK	56.47		Unsold
Ananda Park	A-1303	3 BHK	85.28		Unsold
Ananda Park	A-1304	3 BHK	101.15		Unsold

A

Ananda Park	A-1305	3 BHK	93.64		Unsold
Ananda Park	A-1401	2 BHK	70.24		Unsold
Ananda Park	A-1402	2 BHK	56.47		Unsold
Ananda Park	A-1403	3 BHK	85.28		Unsold
Ananda Park	A-1404	3 BHK	101.15		Unsold
Ananda Park	A-1405	3 BHK	93.64		Unsold
Ananda Park	A-1501	2 BHK	70.24		Unsold
Ananda Park	A-1502	2 BHK	56.47		Unsold
Ananda Park	A-1503	3 BHK	85.28		Unsold
Ananda Park	A-1504	2 BHK	74.32		Unsold
Ananda Park	A-1505	1 BHK	41.28		Unsold
Ananda Park	A-1601	2 BHK	70.24		Unsold
Ananda Park	A-1602	2 BHK	56.47		Unsold
Ananda Park	A-1603	3 BHK	85.28		Unsold
Ananda Park	A-1604	3 BHK	101.15		Unsold
Ananda Park	A-1605	3 BHK	93.64		Unsold
Ananda Park	A-1701	2 BHK	70.24		Unsold
Ananda Park	A-1702	2 BHK	56.47		Unsold
Ananda Park	A-1703	3 BHK	85.28		Unsold
Ananda Park	A-1704	3 BHK	101.15		Unsold
Ananda Park	A-1705	3 BHK	94.08		Unsold
Ananda Park	A-1801	2 BHK	70.24		Unsold
Ananda Park	A-1802	2 BHK	56.47		Unsold
Ananda Park	A-1803	3 BHK	85.28		Unsold
Ananda Park	A-1804	3 BHK	101.15		Unsold
Ananda Park	A-1805	3 BHK	94.08		Unsold
Ananda Park	A-1901	2 BHK	70.24		Unsold
Ananda Park	A-1902	2 BHK	56.47		Unsold
Ananda Park	A-1903	3 BHK	85.28		Unsold
Ananda Park	A-1904	3 BHK	101.15		Unsold
Ananda Park	A-1905	3 BHK	94.08		Unsold
Ananda Park	A-2001	2 BHK	70.24		Unsold
Ananda Park	A-2002	2 BHK	56.47		Unsold
Ananda Park	A-2003	3 BHK	85.28		Unsold
Ananda Park	A-2004	3 BHK	101.15		Unsold
Ananda Park	A-2005	3 BHK	94.08		Unsold
Ananda Park	A-2101	2 BHK	70.24		Unsold
Ananda Park	A-2102	2 BHK	56.47		Unsold
Ananda Park	A-2103	3 BHK	85.28		Unsold
Ananda Park	A-2104	3 BHK	101.15		Unsold
Ananda Park	A-2105	3 BHK	94.08		Unsold
Ananda Park	A-2201	2 BHK	70.24		Unsold
Ananda Park	A-2202	2 BHK	56.47		Unsold

Ananda Park	A-2203	3 BHK	85.28		Unsold
Ananda Park	A-2204	2 BHK	74.32		Unsold
Ananda Park	A-2205	1 BHK	41.28		Unsold
Ananda Park	A-2301	2 BHK	70.24		Unsold
Ananda Park	A-2302	2 BHK	56.47		Unsold
Ananda Park	A-2303	3 BHK	85.28		Unsold
Ananda Park	A-2304	3 BHK	101.15		Unsold
Ananda Park	A-2305	3 BHK	93.64		Unsold
Ananda Park	A-2401	2 BHK	70.24		Unsold
Ananda Park	A-2402	2 BHK	56.47		Unsold
Ananda Park	A-2403	3 BHK	85.28		Unsold
Ananda Park	A-2404	3 BHK	101.15		Unsold
Ananda Park	A-2405	3 BHK	93.64		Unsold
Ananda Park	A-2501	2 BHK	70.24		Unsold
Ananda Park	A-2502	2 BHK	56.47		Unsold
Ananda Park	A-2503	3 BHK	85.28		Unsold
Ananda Park	A-2504	3 BHK	101.15		Unsold
Ananda Park	A-2505	3 BHK	93.64		Unsold
Ananda Park	A-2601	2 BHK	70.24		Unsold
Ananda Park	A-2602	2 BHK	56.47		Unsold
Ananda Park	A-2603	3 BHK	85.28		Unsold
Ananda Park	A-2604	3 BHK	101.15		Unsold
Ananda Park	A-2605	3 BHK	93.64		Unsold
Ananda Park	A-2701	2 BHK	70.24		Unsold
Ananda Park	A-2702	2 BHK	56.47		Unsold
Ananda Park	A-2703	3 BHK	85.28		Unsold
Ananda Park	A-2704	3 BHK	101.15		Unsold
Ananda Park	A-2705	3 BHK	93.64		Unsold
Ananda Park	A-2801	2 BHK	70.24		Unsold
Ananda Park	A-2802	2 BHK	56.47		Unsold
Ananda Park	A-2803	3 BHK	85.28		Unsold
Ananda Park	A-2804	3 BHK	101.15		Unsold
Ananda Park	A-2805	3 BHK	93.64		Unsold
Ananda Park	A-2901	2 BHK	70.24		Unsold
Ananda Park	A-2902	2 BHK	56.47		Unsold
Ananda Park	A-2903	3 BHK	85.28		Unsold
Ananda Park	A-2904	2 BHK	74.32		Unsold
Ananda Park	A-2905	1 BHK	41.28		Unsold
Ananda Park	A-3001	2 BHK	70.24		Unsold
Ananda Park	A-3002	2 BHK	56.47		Unsold
Ananda Park	A-3003	3 BHK	85.28		Unsold
Ananda Park	A-3004	3 BHK	101.15		Unsold
Ananda Park	A-3005	3 BHK	93.64		Unsold

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Ananda Park	A-3101	2 BHK	70.24		Unsold
Ananda Park	A-3102	2 BHK	56.47		Unsold
Ananda Park	A-3103	3 BHK	85.28		Unsold
Ananda Park	A-3104	3 BHK	101.15		Unsold
Ananda Park	A-3105	3 BHK	93.64		Unsold
Ananda Park	A-3201	2 BHK	70.24		Unsold
Ananda Park	A-3202	2 BHK	56.47		Unsold
Ananda Park	A-3203	3 BHK	85.28		Unsold
Ananda Park	A-3204	3 BHK	101.15		Unsold
Ananda Park	A-3205	3 BHK	93.64		Unsold
Ananda Park	A-3301	2 BHK	70.24		Unsold
Ananda Park	A-3302	2 BHK	56.47		Unsold
Ananda Park	A-3303	3 BHK	85.28		Unsold
Ananda Park	A-3304	3 BHK	101.15		Unsold
Ananda Park	A-3305	3 BHK	93.64		Unsold
Ananda Park	A-3401	2 BHK	70.24		Unsold
Ananda Park	A-3402	2 BHK	56.47		Unsold
Ananda Park	A-3403	3 BHK	85.28		Unsold
Ananda Park	A-3404	3 BHK	101.15		Unsold
Ananda Park	A-3405	3 BHK	93.64		Unsold
Ananda Park	A-3501	2 BHK	70.24		Unsold
Ananda Park	A-3502	2 BHK	56.47		Unsold
Ananda Park	A-3503	3 BHK	85.28		Unsold
Ananda Park	A-3504	3 BHK	101.15		Unsold
Ananda Park	A-3505	3 BHK	93.64		Unsold
Ananda Park	A-3601	2 BHK	70.24		Unsold
Ananda Park	A-3602	2 BHK	56.47		Unsold
Ananda Park	A-3603	3 BHK	85.28		Unsold
Ananda Park	A-3604	2 BHK	101.15		Unsold
Ananda Park	A-3605	1 BHK	40.55		Unsold
Ananda Park	A-3701	2 BHK	70.24		Unsold
Ananda Park	A-3702	2 BHK	56.47		Unsold
Ananda Park	A-3703	3 BHK	85.28		Unsold
Ananda Park	A-3704	3 BHK	101.15		Unsold
Ananda Park	A-3705	3 BHK	93.64		Unsold
Ananda Park	A-3801	2 BHK	70.24		Unsold
Ananda Park	A-3802	2 BHK	56.47		Unsold
Ananda Park	A-3803	3 BHK	85.28		Unsold
Ananda Park	A-3804	3 BHK	101.15		Unsold
Ananda Park	A-3805	3 BHK	93.64		Unsold
Ananda Park	A-3901	2 BHK	70.24		Unsold
Ananda Park	A-3902	2 BHK	56.47		Unsold
Ananda Park	A-3903	3 BHK	85.28		Unsold

Ananda Park	A-3904	3 BHK	101.15		Unsold
Ananda Park	A-3905	3 BHK	93.64		Unsold
Ananda Park	A-4001	2 BHK	70.24		Unsold
Ananda Park	A-4002	2 BHK	56.47		Unsold
Ananda Park	A-4003	3 BHK	85.28		Unsold
Ananda Park	A-4004	3 BHK	101.15		Unsold
Ananda Park	A-4005	3 BHK	93.64		Unsold
Ananda Park	B-101	2 BHK	57.58		Unsold
Ananda Park	B-102	2 BHK	57.59		Unsold
Ananda Park	B-103	2 BHK	61.64		Unsold
Ananda Park	B-201	2 BHK	57.58		Unsold
Ananda Park	B-202	2 BHK	57.59		Unsold
Ananda Park	B-203	2 BHK	61.64		Unsold
Ananda Park	B-301	2 BHK	57.58		Unsold
Ananda Park	B-302	2 BHK	57.59		Unsold
Ananda Park	B-303	2 BHK	61.64		Unsold
Ananda Park	B-401	2 BHK	57.58		Unsold
Ananda Park	B-402	2 BHK	57.59		Unsold
Ananda Park	B-403	2 BHK	61.64		Unsold
Ananda Park	B-501	2 BHK	57.58		Unsold
Ananda Park	B-502	2 BHK	57.59		Unsold
Ananda Park	B-503	2 BHK	61.64		Unsold
Ananda Park	B-601	2 BHK	57.58		Unsold
Ananda Park	B-602	2 BHK	57.59		Unsold
Ananda Park	B-603	2 BHK	65.24		Unsold
Ananda Park	B-701	2 BHK	57.58		Unsold
Ananda Park	B-702	2 BHK	57.59		Unsold
Ananda Park	B-703	2 BHK	61.64		Unsold
Ananda Park	B-801	3 BHK	60.63		Unsold
Ananda Park	B-803	2 BHK	65.24		Unsold
Ananda Park	B-901	2 BHK	57.58		Unsold
Ananda Park	B-902	2 BHK	57.59		Unsold
Ananda Park	B-903	2 BHK	61.64		Unsold
Ananda Park	B-1001	2 BHK	57.58		Unsold
Ananda Park	B-1002	2 BHK	61.19		Unsold
Ananda Park	B-1003	2 BHK	61.64		Unsold
Ananda Park	B-1101	2 BHK	57.58		Unsold
Ananda Park	B-1102	2 BHK	57.59		Unsold
Ananda Park	B-1103	2 BHK	65.24		Unsold
Ananda Park	B-1201	2 BHK	57.58		Unsold
Ananda Park	B-1202	2 BHK	57.59		Unsold
Ananda Park	B-1203	2 BHK	61.64		Unsold
Ananda Park	B-1301	2 BHK	57.58		Unsold

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Ananda Park	B-1302	2 BHK	57.59		Unsold
Ananda Park	B-1303	2 BHK	61.64		Unsold
Ananda Park	B-1401	2 BHK	57.58		Unsold
Ananda Park	B-1402	2 BHK	57.59		Unsold
Ananda Park	B-1403	2 BHK	61.64		Unsold
Ananda Park	B-1503	2 BHK	65.24		Unsold
Ananda Park	B-1601	2 BHK	61.18		Unsold
Ananda Park	B-1602	2 BHK	61.19		Unsold
Ananda Park	B-1603	2 BHK	61.64		Unsold
Ananda Park	B-1701	2 BHK	61.18		Unsold
Ananda Park	B-1702	2 BHK	61.19		Unsold
Ananda Park	B-1703	2 BHK	61.64		Unsold
Ananda Park	B-1801	2 BHK	57.58		Unsold
Ananda Park	B-1802	2 BHK	57.59		Unsold
Ananda Park	B-1803	2 BHK	61.64		Unsold
Ananda Park	B-1901	2 BHK	57.58		Unsold
Ananda Park	B-1902	2 BHK	57.59		Unsold
Ananda Park	B-1903	2 BHK	61.64		Unsold
Ananda Park	B-2001	2 BHK	57.58		Unsold
Ananda Park	B-2002	2 BHK	57.59		Unsold
Ananda Park	B-2003	2 BHK	61.64		Unsold
Ananda Park	B-2101	2 BHK	57.58		Unsold
Ananda Park	B-2102	2 BHK	57.59		Unsold
Ananda Park	B-2103	2 BHK	61.64		Unsold
Ananda Park	B-2201	4 BHK	106.18		Unsold
Ananda Park	B-2203	2 BHK	61.64		Unsold
Ananda Park	B-2301	2 BHK	57.58		Unsold
Ananda Park	B-2302	2 BHK	57.59		Unsold
Ananda Park	B-2303	2 BHK	61.64		Unsold
Ananda Park	C-101	2 BHK	60.85		Unsold
Ananda Park	C-105	2 BHK	61.17		Unsold
Ananda Park	C-106	1 BHK	39.60		Unsold
Ananda Park	C-107	1 BHK	39.66		Unsold
Ananda Park	C-108	2 BHK	61.26		Unsold
Ananda Park	C-201	2 BHK	60.85		Unsold
Ananda Park	C-205	2 BHK	61.17		Unsold
Ananda Park	C-206	1 BHK	39.60		Unsold
Ananda Park	C-207	1 BHK	39.66		Unsold
Ananda Park	C-208	2 BHK	61.26		Unsold
Ananda Park	C-301	2 BHK	60.85		Unsold
Ananda Park	C-305	2 BHK	61.17		Unsold
Ananda Park	C-306	1 BHK	39.60		Unsold
Ananda Park	C-307	1 BHK	39.66		Unsold

Ananda Park	C-308	2 BHK	61.26		Unsold
Ananda Park	C-401	2 BHK	60.85		Unsold
Ananda Park	C-405	2 BHK	61.17		Unsold
Ananda Park	C-406	1 BHK	39.60		Unsold
Ananda Park	C-407	1 BHK	39.66		Unsold
Ananda Park	C-408	2 BHK	61.26		Unsold
Ananda Park	C-501	2 BHK	60.85		Unsold
Ananda Park	C-505	2 BHK	61.17		Unsold
Ananda Park	C-506	1 BHK	39.60		Unsold
Ananda Park	C-507	1 BHK	39.66		Unsold
Ananda Park	C-508	2 BHK	61.26		Unsold
Ananda Park	C-601	2 BHK	60.85		Unsold
Ananda Park	C-605	2 BHK	61.17		Unsold
Ananda Park	C-606	1 BHK	39.60		Unsold
Ananda Park	C-607	1 BHK	39.66		Unsold
Ananda Park	C-608	2 BHK	61.26		Unsold
Ananda Park	C-701	2 BHK	60.85		Unsold
Ananda Park	C-705	2 BHK	61.17		Unsold
Ananda Park	C-706	1 BHK	39.60		Unsold
Ananda Park	C-707	1 BHK	39.66		Unsold
Ananda Park	C-708	2 BHK	61.26		Unsold
Ananda Park	C-801	2 BHK	60.85		Unsold
Ananda Park	C-805	2 BHK	61.17		Unsold
Ananda Park	C-808	2 BHK	61.26		Unsold
Ananda Park	C-901	2 BHK	60.85		Unsold
Ananda Park	C-905	2 BHK	61.17		Unsold
Ananda Park	C-906	1 BHK	39.60		Unsold
Ananda Park	C-907	1 BHK	39.66		Unsold
Ananda Park	C-908	2 BHK	61.26		Unsold
Ananda Park	C-1001	2 BHK	64.90		Unsold
Ananda Park	C-1005	2 BHK	61.17		Unsold
Ananda Park	C-1006	1 BHK	39.60		Unsold
Ananda Park	C-1007	1 BHK	39.66		Unsold
Ananda Park	C-1008	2 BHK	61.26		Unsold
Ananda Park	C-1105	2 BHK	61.17		Unsold
Ananda Park	C-1106	1 BHK	39.60		Unsold
Ananda Park	C-1107	1 BHK	39.66		Unsold
Ananda Park	C-1108	2 BHK	61.26		Unsold
Ananda Park	C-1201	2 BHK	64.90		Unsold
Ananda Park	C-1202	1 BHK	39.30		Unsold
Ananda Park	C-1203	1 BHK	38.28		Unsold
Ananda Park	C-1204	2 BHK	58.87		Unsold
Ananda Park	C-1205	2 BHK	61.17		Unsold

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Ananda Park	C-1206	1 BHK	39.60		Unsold
Ananda Park	C-1207	1 BHK	39.66		Unsold
Ananda Park	C-1208	2 BHK	61.26		Unsold
Ananda Park	C-1301	2 BHK	60.85		Unsold
Ananda Park	C-1302	1 BHK	42.96		Unsold
Ananda Park	C-1303	1 BHK	38.28		Unsold
Ananda Park	C-1304	2 BHK	58.87		Unsold
Ananda Park	C-1305	2 BHK	61.17		Unsold
Ananda Park	C-1306	1 BHK	39.60		Unsold
Ananda Park	C-1307	1 BHK	39.66		Unsold
Ananda Park	C-1308	2 BHK	61.26		Unsold
Ananda Park	C-1401	2 BHK	60.85		Unsold
Ananda Park	C-1402	1 BHK	39.30		Unsold
Ananda Park	C-1403	1 BHK	38.28		Unsold
Ananda Park	C-1404	2 BHK	58.87		Unsold
Ananda Park	C-1405	2 BHK	61.17		Unsold
Ananda Park	C-1406	1 BHK	39.60		Unsold
Ananda Park	C-1407	1 BHK	39.66		Unsold
Ananda Park	C-1408	2 BHK	61.26		Unsold
Ananda Park	C-1501	2 BHK	64.90		Unsold
Ananda Park	C-1502	1 BHK	39.30		Unsold
Ananda Park	C-1503	1 BHK	41.94		Unsold
Ananda Park	C-1504	2 BHK	62.47		Unsold
Ananda Park	C-1505	2 BHK	61.17		Unsold
Ananda Park	C-1508	2 BHK	61.26		Unsold
Ananda Park	C-1601	2 BHK	60.85		Unsold
Ananda Park	C-1602	1 BHK	39.30		Unsold
Ananda Park	C-1603	1 BHK	38.28		Unsold
Ananda Park	C-1604	2 BHK	58.87		Unsold
Ananda Park	C-1605	2 BHK	61.17		Unsold
Ananda Park	C-1606	1 BHK	43.26		Unsold
Ananda Park	C-1607	1 BHK	43.32		Unsold
Ananda Park	C-1608	2 BHK	61.26		Unsold
Ananda Park	C-1701	2 BHK	64.90		Unsold
Ananda Park	C-1702	1 BHK	42.96		Unsold
Ananda Park	C-1703	1 BHK	41.94		Unsold
Ananda Park	C-1704	2 BHK	58.87		Unsold
Ananda Park	C-1705	2 BHK	61.17		Unsold
Ananda Park	C-1706	1 BHK	39.60		Unsold
Ananda Park	C-1707	1 BHK	39.66		Unsold
Ananda Park	C-1708	2 BHK	61.26		Unsold
Ananda Park	C-1801	2 BHK	60.85		Unsold
Ananda Park	C-1802	1 BHK	39.30		Unsold



Ananda Park	C-1803	1 BHK	38.28		Unsold
Ananda Park	C-1804	2 BHK	58.87		Unsold
Ananda Park	C-1805	2 BHK	61.17		Unsold
Ananda Park	C-1806	1 BHK	39.60		Unsold
Ananda Park	C-1807	1 BHK	39.66		Unsold
Ananda Park	C-1808	2 BHK	61.26		Unsold
Ananda Park	C-1901	2 BHK	60.85		Unsold
Ananda Park	C-1902	1 BHK	39.30		Unsold
Ananda Park	C-1903	1 BHK	38.28		Unsold
Ananda Park	C-1904	2 BHK	58.87		Unsold
Ananda Park	C-1905	2 BHK	61.17		Unsold
Ananda Park	C-1906	1 BHK	39.60		Unsold
Ananda Park	C-1907	1 BHK	39.66		Unsold
Ananda Park	C-1908	2 BHK	61.26		Unsold
Ananda Park	C-2001	2 BHK	60.85		Unsold
Ananda Park	C-2002	1 BHK	39.30		Unsold
Ananda Park	C-2003	1 BHK	38.28		Unsold
Ananda Park	C-2004	2 BHK	58.87		Unsold
Ananda Park	C-2005	2 BHK	61.17		Unsold
Ananda Park	C-2006	1 BHK	39.60		Unsold
Ananda Park	C-2007	1 BHK	39.66		Unsold
Ananda Park	C-2008	2 BHK	61.26		Unsold
Ananda Park	C-2101	2 BHK	60.85		Unsold
Ananda Park	C-2102	1 BHK	39.30		Unsold
Ananda Park	C-2103	1 BHK	38.28		Unsold
Ananda Park	C-2104	2 BHK	58.87		Unsold
Ananda Park	C-2105	2 BHK	61.17		Unsold
Ananda Park	C-2106	1 BHK	39.60		Unsold
Ananda Park	C-2107	1 BHK	39.66		Unsold
Ananda Park	C-2108	2 BHK	61.26		Unsold
Ananda Park	C-2201	2 BHK	60.85		Unsold
Ananda Park	C-2202	1 BHK	39.30		Unsold
Ananda Park	C-2203	1 BHK	38.28		Unsold
Ananda Park	C-2204	2 BHK	58.87		Unsold
Ananda Park	C-2205	2 BHK	61.17		Unsold
Ananda Park	C-2206	3 BHK	54.25		Unsold
Ananda Park	C-2208	2 BHK	61.26		Unsold
Ananda Park	C-2301	2 BHK	60.85		Unsold
Ananda Park	C-2302	1 BHK	39.30		Unsold
Ananda Park	C-2303	1 BHK	38.28		Unsold
Ananda Park	C-2304	2 BHK	58.87		Unsold
Ananda Park	C-2305	2 BHK	61.17		Unsold
Ananda Park	C-2306	1 BHK	39.60		Unsold

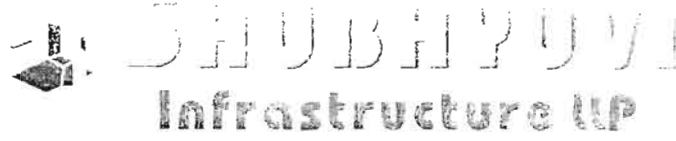
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Ananda Park	C-2307	1 BHK	39.66		Unsold
Ananda Park	C-2308	2 BHK	61.26		Unsold
Ananda Park	Shop-4	Shop	27.22		Unsold
Ananda Park	Shop-5	Shop	21.00		Unsold
Ananda Park	Shop-6	Shop	19.97		Unsold
Ananda Park	Shop-7	Shop	15.36		Unsold
Ananda Park	Shop-8	Shop	25.71		Unsold
Ananda Park	Shop-9	Shop	15.36		Unsold
Ananda Park	Shop-10	Shop	11.53		Unsold
Ananda Park	Shop-11	Shop	19.37		Unsold
Ananda Park	Shop-12	Shop	19.56		Unsold
Ananda Park	Shop-15	Shop	15.43		Unsold
Ananda Park	Shop-16	Shop	31.68		Unsold
Ananda Park	Shop-17	Shop	23.91		Unsold
Ananda Park	SHOP-18	Shop	23.30		Unsold
Ananda Park	Shop-19	Shop	17.53		Unsold
Ananda Park	SHOP-20	Shop	18.28		Unsold
Ananda Park	Shop-21	Shop	20.19		Unsold
Ananda Park	Shop-22	Shop	22.99		Unsold
Ananda Park	Shop-23	Shop	15.10		Unsold

Shubhyuvi Infrastructure LLP

(Authorised Signatory)





SHUBHYUJI Infrastructure UP

201, Bhandra Navor, 2nd Floor, W-1, Colaba, Near W. Mumbai - 400051

To

The Maharashtra Real Estate Regulatory Authority
BKC, Near RBL, Bandra East,
Mumbai - 400051
MahaRERA Registration No.P51800034854

Date 05.10.2023

Disclosure of Sold-Unsold Inventory in the Project Ananda Park till 1st July to 30th Sept 2023

Project	Unit No	Unit Type	Carpet Area as per Rera in Sq. Mtrs.	Registration Date	Booking Status
Ananda Park	A-104	3 BHK	101.15		Unsold
Ananda Park	A-105	3 BHK	93.64		Unsold
Ananda Park	A-204	3 BHK	101.15		Unsold
Ananda Park	A-205	3 BHK	93.64		Unsold
Ananda Park	A-304	3 BHK	101.15		Unsold
Ananda Park	A-305	3 BHK	93.64		Unsold
Ananda Park	A-404	3 BHK	101.15		Unsold
Ananda Park	A-405	3 BHK	93.64		Unsold
Ananda Park	A-504	3 BHK	101.15		Unsold
Ananda Park	A-505	3 BHK	93.64		Unsold
Ananda Park	A-604	3 BHK	101.15		Unsold
Ananda Park	A-605	3 BHK	93.64		Unsold
Ananda Park	A-704	3 BHK	101.15		Unsold
Ananda Park	A-705	3 BHK	93.64		Unsold
Ananda Park	A-804	2 BHK	101.15		Unsold
Ananda Park	A-805	1 BHK	40.55		Unsold
Ananda Park	A-904	3 BHK	101.15		Unsold
Ananda Park	A-905	3 BHK	93.64		Unsold
Ananda Park	A-1004	3 BHK	101.15		Unsold
Ananda Park	A-1005	3 BHK	93.64		Unsold
Ananda Park	A-1104	3 BHK	101.15		Unsold
Ananda Park	A-1105	3 BHK	93.64		Unsold
Ananda Park	A-1201	2 BHK	70.24		Unsold
Ananda Park	A-1202	2 BHK	56.47		Unsold
Ananda Park	A-1203	3 BHK	85.28		Unsold
Ananda Park	A-1204	3 BHK	101.15		Unsold
Ananda Park	A-1205	3 BHK	93.64		Unsold
Ananda Park	A-1301	2 BHK	70.24		Unsold
Ananda Park	A-1302	2 BHK	56.47		Unsold
Ananda Park	A-1303	3 BHK	85.28		Unsold
Ananda Park	A-1304	3 BHK	101.15		Unsold

Ananda Park	A-1305	3 BHK	93.64		Unsold
Ananda Park	A-1401	2 BHK	70.24		Unsold
Ananda Park	A-1402	2 BHK	56.47		Unsold
Ananda Park	A-1403	3 BHK	85.28		Unsold
Ananda Park	A-1404	3 BHK	101.15		Unsold
Ananda Park	A-1405	3 BHK	93.64		Unsold
Ananda Park	A-1501	2 BHK	70.24		Unsold
Ananda Park	A-1502	2 BHK	56.47		Unsold
Ananda Park	A-1503	3 BHK	85.28		Unsold
Ananda Park	A-1504	2 BHK	74.32		Unsold
Ananda Park	A-1505	1 BHK	41.28		Unsold
Ananda Park	A-1601	2 BHK	70.24		Unsold
Ananda Park	A-1602	2 BHK	56.47		Unsold
Ananda Park	A-1603	3 BHK	85.28		Unsold
Ananda Park	A-1604	3 BHK	101.15		Unsold
Ananda Park	A-1605	3 BHK	93.64		Unsold
Ananda Park	A-1701	2 BHK	70.24		Unsold
Ananda Park	A-1702	2 BHK	56.47		Unsold
Ananda Park	A-1703	3 BHK	85.28		Unsold
Ananda Park	A-1704	3 BHK	101.15		Unsold
Ananda Park	A-1705	3 BHK	94.08		Unsold
Ananda Park	A-1801	2 BHK	70.24		Unsold
Ananda Park	A-1802	2 BHK	56.47		Unsold
Ananda Park	A-1803	3 BHK	85.28		Unsold
Ananda Park	A-1804	3 BHK	101.15		Unsold
Ananda Park	A-1805	3 BHK	94.08		Unsold
Ananda Park	A-1901	2 BHK	70.24		Unsold
Ananda Park	A-1902	2 BHK	56.47		Unsold
Ananda Park	A-1903	3 BHK	85.28		Unsold
Ananda Park	A-1904	3 BHK	101.15		Unsold
Ananda Park	A-1905	3 BHK	94.08		Unsold
Ananda Park	A-2001	2 BHK	70.24		Unsold
Ananda Park	A-2002	2 BHK	56.47		Unsold
Ananda Park	A-2003	3 BHK	85.28		Unsold
Ananda Park	A-2004	3 BHK	101.15		Unsold
Ananda Park	A-2005	3 BHK	94.08		Unsold
Ananda Park	A-2101	2 BHK	70.24		Unsold
Ananda Park	A-2102	2 BHK	56.47		Unsold
Ananda Park	A-2103	3 BHK	85.28		Unsold
Ananda Park	A-2104	3 BHK	101.15		Unsold
Ananda Park	A-2105	3 BHK	94.08		Unsold
Ananda Park	A-2201	2 BHK	70.24		Unsold
Ananda Park	A-2202	2 BHK	56.47		Unsold

Ananda Park	A-2203	3 BHK	85.28		Unsold
Ananda Park	A-2204	2 BHK	74.32		Unsold
Ananda Park	A-2205	1 BHK	41.28		Unsold
Ananda Park	A-2301	2 BHK	70.24		Unsold
Ananda Park	A-2302	2 BHK	56.47		Unsold
Ananda Park	A-2303	3 BHK	85.28		Unsold
Ananda Park	A-2304	3 BHK	101.15		Unsold
Ananda Park	A-2305	3 BHK	93.64		Unsold
Ananda Park	A-2401	2 BHK	70.24		Unsold
Ananda Park	A-2402	2 BHK	56.47		Unsold
Ananda Park	A-2403	3 BHK	85.28		Unsold
Ananda Park	A-2404	3 BHK	101.15		Unsold
Ananda Park	A-2405	3 BHK	93.64		Unsold
Ananda Park	A-2501	2 BHK	70.24		Unsold
Ananda Park	A-2502	2 BHK	56.47		Unsold
Ananda Park	A-2503	3 BHK	85.28		Unsold
Ananda Park	A-2504	3 BHK	101.15		Unsold
Ananda Park	A-2505	3 BHK	93.64		Unsold
Ananda Park	A-2601	2 BHK	70.24		Unsold
Ananda Park	A-2602	2 BHK	56.47		Unsold
Ananda Park	A-2603	3 BHK	85.28		Unsold
Ananda Park	A-2604	3 BHK	101.15		Unsold
Ananda Park	A-2605	3 BHK	93.64		Unsold
Ananda Park	A-2701	2 BHK	70.24		Unsold
Ananda Park	A-2702	2 BHK	56.47		Unsold
Ananda Park	A-2703	3 BHK	85.28		Unsold
Ananda Park	A-2704	3 BHK	101.15		Unsold
Ananda Park	A-2705	3 BHK	93.64		Unsold
Ananda Park	A-2801	2 BHK	70.24		Unsold
Ananda Park	A-2802	2 BHK	56.47		Unsold
Ananda Park	A-2803	3 BHK	85.28		Unsold
Ananda Park	A-2804	3 BHK	101.15		Unsold
Ananda Park	A-2805	3 BHK	93.64		Unsold
Ananda Park	A-2901	2 BHK	70.24		Unsold
Ananda Park	A-2902	2 BHK	56.47		Unsold
Ananda Park	A-2903	3 BHK	85.28		Unsold
Ananda Park	A-2904	2 BHK	74.32		Unsold
Ananda Park	A-2905	1 BHK	41.28		Unsold
Ananda Park	A-3001	2 BHK	70.24		Unsold
Ananda Park	A-3002	2 BHK	56.47		Unsold
Ananda Park	A-3003	3 BHK	85.28		Unsold
Ananda Park	A-3004	3 BHK	101.15		Unsold
Ananda Park	A-3005	3 BHK	93.64		Unsold

Ananda Park	A-3101	2 BHK	70.24	Unsold
Ananda Park	A-3102	2 BHK	56.47	Unsold
Ananda Park	A-3103	3 BHK	85.28	Unsold
Ananda Park	A-3104	3 BHK	101.15	Unsold
Ananda Park	A-3105	3 BHK	93.64	Unsold
Ananda Park	A-3201	2 BHK	70.24	Unsold
Ananda Park	A-3202	2 BHK	56.47	Unsold
Ananda Park	A-3203	3 BHK	85.28	Unsold
Ananda Park	A-3204	3 BHK	101.15	Unsold
Ananda Park	A-3205	3 BHK	93.64	Unsold
Ananda Park	A-3301	2 BHK	70.24	Unsold
Ananda Park	A-3302	2 BHK	56.47	Unsold
Ananda Park	A-3303	3 BHK	85.28	Unsold
Ananda Park	A-3304	3 BHK	101.15	Unsold
Ananda Park	A-3305	3 BHK	93.64	Unsold
Ananda Park	A-3401	2 BHK	70.24	Unsold
Ananda Park	A-3402	2 BHK	56.47	Unsold
Ananda Park	A-3403	3 BHK	85.28	Unsold
Ananda Park	A-3404	3 BHK	101.15	Unsold
Ananda Park	A-3405	3 BHK	93.64	Unsold
Ananda Park	A-3501	2 BHK	70.24	Unsold
Ananda Park	A-3502	2 BHK	56.47	Unsold
Ananda Park	A-3503	3 BHK	85.28	Unsold
Ananda Park	A-3504	3 BHK	101.15	Unsold
Ananda Park	A-3505	3 BHK	93.64	Unsold
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Ananda Park	A-3602	2 BHK	56.47	Unsold
Ananda Park	A-3603	3 BHK	85.28	Unsold
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Ananda Park	A-3701	2 BHK	70.24	Unsold
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Ananda Park	A-3803	3 BHK	85.28	Unsold
Ananda Park	A-3804	3 BHK	101.15	Unsold
Ananda Park	A-3805	3 BHK	93.64	Unsold
Ananda Park	A-3901	2 BHK	70.24	Unsold
Ananda Park	A-3902	2 BHK	56.47	Unsold
Ananda Park	A-3903	3 BHK	85.28	Unsold

Ananda Park	A-3904	3 BHK	101.15		Unsold
Ananda Park	A-3905	3 BHK	93.64		Unsold
Ananda Park	A-4001	2 BHK	70.24		Unsold
Ananda Park	A-4002	2 BHK	56.47		Unsold
Ananda Park	A-4003	3 BHK	85.28		Unsold
Ananda Park	A-4004	3 BHK	101.15		Unsold
Ananda Park	A-4005	3 BHK	93.64		Unsold
Ananda Park	B-101	2 BHK	57.58		Unsold
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Ananda Park	B-1202	2 BHK	57.59		Unsold
Ananda Park	B-1203	2 BHK	61.64		Unsold
Ananda Park	B-1301	2 BHK	57.58		Unsold

Ananda Park	B-1302	2 BHK	57.59		Unsold
Ananda Park	B-1303	2 BHK	61.64		Unsold
Ananda Park	B-1401	2 BHK	57.58		Unsold
Ananda Park	B-1402	2 BHK	57.59		Unsold
Ananda Park	B-1403	2 BHK	61.64		Unsold
Ananda Park	B-1503	2 BHK	65.24		Unsold
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Ananda Park	B-1602	2 BHK	61.19		Unsold
Ananda Park	B-1603	2 BHK	61.64		Unsold
Ananda Park	B-1701	2 BHK	61.18		Unsold
Ananda Park	B-1702	2 BHK	61.19		Unsold
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Ananda Park	B-1802	2 BHK	57.59		Unsold
Ananda Park	B-1803	2 BHK	61.64		Unsold
Ananda Park	B-1901	2 BHK	57.58		Unsold
Ananda Park	B-1902	2 BHK	57.59		Unsold
Ananda Park	B-1903	2 BHK	61.64		Unsold
Ananda Park	B-2001	2 BHK	57.58		Unsold
Ananda Park	B-2002	2 BHK	57.59		Unsold
Ananda Park	B-2003	2 BHK	61.64		Unsold
Ananda Park	B-2101	2 BHK	57.58		Unsold
Ananda Park	B-2102	2 BHK	57.59		Unsold
Ananda Park	B-2103	2 BHK	61.64		Unsold
Ananda Park	B-2201	4 BHK	106.18		Unsold
Ananda Park	B-2203	2 BHK	61.64		Unsold
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Ananda Park	B-2303	2 BHK	61.64		Unsold
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Ananda Park	C-107	1 BHK	39.66		Unsold
Ananda Park	C-108	2 BHK	61.26		Unsold
Ananda Park	C-201	2 BHK	60.85		Unsold
Ananda Park	C-205	2 BHK	61.17		Unsold
Ananda Park	C-206	1 BHK	39.60		Unsold
Ananda Park	C-207	1 BHK	39.66		Unsold
Ananda Park	C-208	2 BHK	61.26		Unsold
Ananda Park	C-301	2 BHK	60.85		Unsold
Ananda Park	C-305	2 BHK	61.17		Unsold
Ananda Park	C-306	1 BHK	39.60		Unsold
Ananda Park	C-307	1 BHK	39.66		Unsold

Ananda Park	C-308	2 BHK	51.26	Unsold
Ananda Park	C-401	2 BHK	50.85	Unsold
Ananda Park	C-405	2 BHK	51.17	Unsold
Ananda Park	C-406	1 BHK	39.60	Unsold
Ananda Park	C-407	1 BHK	39.66	Unsold
Ananda Park	C-408	2 BHK	51.26	Unsold
Ananda Park	C-501	2 BHK	50.85	Unsold
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Ananda Park	C-507	1 BHK	39.66	Unsold
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Ananda Park	C-605	2 BHK	61.17	Unsold
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Ananda Park	C-607	1 BHK	39.66	Unsold
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Ananda Park	C-701	2 BHK	60.85	Unsold
Ananda Park	C-705	2 BHK	61.17	Unsold
Ananda Park	C-706	1 BHK	39.60	Unsold
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Ananda Park	C-801	2 BHK	60.85	Unsold
Ananda Park	C-805	2 BHK	61.17	Unsold
Ananda Park	C-808	2 BHK	61.26	Unsold
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Ananda Park	C-906	1 BHK	39.60	Unsold
Ananda Park	C-907	1 BHK	39.66	Unsold
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Ananda Park	C-1005	2 BHK	61.17	Unsold
Ananda Park	C-1006	1 BHK	39.60	Unsold
Ananda Park	C-1007	1 BHK	39.66	Unsold
Ananda Park	C-1008	2 BHK	61.26	Unsold
Ananda Park	C-1105	2 BHK	51.17	Unsold
Ananda Park	C-1106	1 BHK	39.60	Unsold
Ananda Park	C-1107	1 BHK	39.66	Unsold
Ananda Park	C-1108	2 BHK	51.26	Unsold
Ananda Park	C-1201	2 BHK	54.90	Unsold
Ananda Park	C-1202	1 BHK	39.30	Unsold
Ananda Park	C-1203	1 BHK	38.28	Unsold
Ananda Park	C-1204	2 BHK	58.87	Unsold
Ananda Park	C-1205	2 BHK	51.17	Unsold

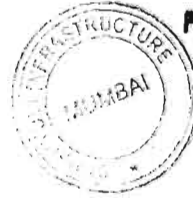
Ananda Park	C-1206	1 BHK	39.60		Unsold
Ananda Park	C-1207	1 BHK	39.66		Unsold
Ananda Park	C-1208	2 BHK	61.26		Unsold
Ananda Park	C-1301	2 BHK	60.85		Unsold
Ananda Park	C-1302	1 BHK	42.96		Unsold
Ananda Park	C-1303	1 BHK	38.28		Unsold
Ananda Park	C-1304	2 BHK	58.87		Unsold
Ananda Park	C-1305	2 BHK	61.17		Unsold
Ananda Park	C-1306	1 BHK	39.60		Unsold
Ananda Park	C-1307	1 BHK	39.66		Unsold
Ananda Park	C-1308	2 BHK	61.26		Unsold
Ananda Park	C-1401	2 BHK	60.85		Unsold
Ananda Park	C-1402	1 BHK	39.30		Unsold
Ananda Park	C-1403	1 BHK	38.28		Unsold
Ananda Park	C-1404	2 BHK	58.87		Unsold
Ananda Park	C-1405	2 BHK	61.17		Unsold
Ananda Park	C-1406	1 BHK	39.60		Unsold
Ananda Park	C-1407	1 BHK	39.66		Unsold
Ananda Park	C-1408	2 BHK	61.26		Unsold
Ananda Park	C-1501	2 BHK	64.90		Unsold
Ananda Park	C-1502	1 BHK	39.30		Unsold
Ananda Park	C-1503	1 BHK	41.94		Unsold
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Ananda Park	C-1505	2 BHK	61.17		Unsold
Ananda Park	C-1508	2 BHK	61.26		Unsold
Ananda Park	C-1601	2 BHK	60.85		Unsold
Ananda Park	C-1602	1 BHK	39.30		Unsold
Ananda Park	C-1603	1 BHK	38.28		Unsold
Ananda Park	C-1604	2 BHK	58.87		Unsold
Ananda Park	C-1605	2 BHK	61.17		Unsold
Ananda Park	C-1606	1 BHK	43.26		Unsold
Ananda Park	C-1607	1 BHK	43.32		Unsold
Ananda Park	C-1608	2 BHK	61.26		Unsold
Ananda Park	C-1701	2 BHK	64.90		Unsold
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Ananda Park	C-1703	1 BHK	41.94		Unsold
Ananda Park	C-1704	2 BHK	58.87		Unsold
Ananda Park	C-1705	2 BHK	61.17		Unsold
Ananda Park	C-1706	1 BHK	39.60		Unsold
Ananda Park	C-1707	1 BHK	39.66		Unsold
Ananda Park	C-1708	2 BHK	61.26		Unsold
Ananda Park	C-1801	2 BHK	60.85		Unsold
Ananda Park	C-1802	1 BHK	39.30		Unsold

Ananda Park	C-1803	1 BHK	38.28		Unsold
Ananda Park	C-1804	2 BHK	58.87		Unsold
Ananda Park	C-1805	2 BHK	61.17		Unsold
Ananda Park	C-1806	1 BHK	39.60		Unsold
Ananda Park	C-1807	1 BHK	39.66		Unsold
Ananda Park	C-1808	2 BHK	61.26		Unsold
Ananda Park	C-1901	2 BHK	60.85		Unsold
Ananda Park	C-1902	1 BHK	39.30		Unsold
Ananda Park	C-1903	1 BHK	38.28		Unsold
Ananda Park	C-1904	2 BHK	58.87		Unsold
Ananda Park	C-1905	2 BHK	61.17		Unsold
Ananda Park	C-1906	1 BHK	39.60		Unsold
Ananda Park	C-1907	1 BHK	39.66		Unsold
Ananda Park	C-1908	2 BHK	61.26		Unsold
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Ananda Park	C-2002	1 BHK	39.30		Unsold
Ananda Park	C-2003	1 BHK	38.28		Unsold
Ananda Park	C-2004	2 BHK	58.87		Unsold
Ananda Park	C-2005	2 BHK	61.17		Unsold
Ananda Park	C-2006	1 BHK	39.60		Unsold
Ananda Park	C-2007	1 BHK	39.66		Unsold
Ananda Park	C-2008	2 BHK	61.26		Unsold
Ananda Park	C-2101	2 BHK	60.85		Unsold
Ananda Park	C-2102	1 BHK	39.30		Unsold
Ananda Park	C-2103	1 BHK	38.28		Unsold
Ananda Park	C-2104	2 BHK	58.87		Unsold
Ananda Park	C-2105	2 BHK	61.17		Unsold
Ananda Park	C-2106	1 BHK	39.60		Unsold
Ananda Park	C-2107	1 BHK	39.66		Unsold
Ananda Park	C-2108	2 BHK	61.26		Unsold
Ananda Park	C-2201	2 BHK	60.85		Unsold
Ananda Park	C-2202	1 BHK	39.30		Unsold
Ananda Park	C-2203	1 BHK	38.28		Unsold
Ananda Park	C-2204	2 BHK	58.87		Unsold
Ananda Park	C-2205	2 BHK	61.17		Unsold
Ananda Park	C-2206	3 BHK	54.25		Unsold
Ananda Park	C-2208	2 BHK	61.26		Unsold
Ananda Park	C-2301	2 BHK	60.85		Unsold
Ananda Park	C-2302	1 BHK	39.30		Unsold
Ananda Park	C-2303	1 BHK	38.28		Unsold
Ananda Park	C-2304	2 BHK	58.87		Unsold
Ananda Park	C-2305	2 BHK	61.17		Unsold
Ananda Park	C-2306	1 BHK	39.60		Unsold

Ananda Park	C-2307	1 BHK	39.66		Unsold
Ananda Park	C-2308	2 BHK	61.26		Unsold
Ananda Park	Shop-4	Shop	27.22		Unsold
Ananda Park	Shop-5	Shop	21.00		Unsold
Ananda Park	Shop-6	Shop	19.97		Unsold
Ananda Park	Shop-7	Shop	15.36		Unsold
Ananda Park	Shop-8	Shop	25.71		Unsold
Ananda Park	Shop-9	Shop	15.36		Unsold
Ananda Park	Shop-10	Shop	11.53		Unsold
Ananda Park	Shop-11	Shop	19.37		Unsold
Ananda Park	Shop-12	Shop	19.56		Unsold
Ananda Park	Shop-15	Shop	15.43		Unsold
Ananda Park	Shop-16	Shop	31.68		Unsold
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Ananda Park	Shop-19	Shop	17.53		Unsold
Ananda Park	SHOP-20	Shop	18.28		Unsold
Ananda Park	Shop-21	Shop	20.19		Unsold
Ananda Park	Shop-22	Shop	22.99		Unsold
Ananda Park	Shop-23	Shop	15.10		Unsold

Shubhyvi Infrastructure LLP

For SHUBHYVI INFRASTRUCTURE LLP



Handwritten signature

Authorised Signatory

(Authorised Signatory)



SHUBHYUVI Infrastructure LLP

201, Parodign Nivas, 2nd Floor, 96, S V Road, Khar (W), Mumbai-400052 | Tel : 022 6865 4848

Date: 5th April, 2022

To,
Maharashtra Real Estate Regulatory Authority,
3rd Floor, A Wing, Slum Rehabilitation Authority,
Administrative Building,
Anant Kanekar Marg, Bandra (East),
Mumbai - 400 051

Sub: Declaration on No Encumbrance on the Project Land

Dear Sir/Madam

We, Shubhyuvi Infrastructure LLP, a limited liability partnership incorporated under the Provisions of Limited Liability Partnership Act, 2008 ("the Promoter"), do hereby declare and state that we have development rights in respect of all that piece and parcel of land bearing F.P. No. 526(pt) & 531 admeasuring 5110.28 sq.mts of TPS Borivali III, Laxman Narayan Bhandari Marg, Chikuwadi Road, Borivali West, Mumbai-400092, Mumbai Registration District of Mumbai Suburban ("the Project land") and that the said Project Land is free from all encumbrance

Yours truly
For Shubhyuvi Infrastructure LLP


(Partner)





201, Paradigm Nivas, 2nd Floor, 96, S V Road, Khar (W), Mumbai-400052 | Tel: 022 6865 4848

Date: 5th April, 2022

To,
Maharashtra Real Estate Regulatory Authority,
3rd Floor, A Wing, Slum Rehabilitation Authority,
Administrative Building,
Anant Kanekar Marg, Bandra (East)
Mumbai - 400 051

Sub: Declaration on No Encumbrance on the Project Land

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Yours truly
For Shubhyuvi Infrastructure LLP

A handwritten signature in black ink is written over a circular stamp. The stamp contains the text 'SHUBHYUVI INFRASTRUCTURE LLP' around its perimeter. The signature is written in a cursive style and is partially obscured by the stamp.



DEVELOPER COPY

Sr. No. 354

SLUM REHABILITATION AUTHORITY

400, 092 For Gaondevi Rahiyashi SRA CHS (Prop.) 2, Bandardari Marg, Chikwadi Road, Borivalli (West), Mumbai - 400 052

M.U. FC/M/GW/0023/20210505/AP/C Dated: 04 APR 2022

COMMENCEMENT CERTIFICATE

To, M/s. Shubhyvi Infrastructure LLP, Campus 114 Building, 201, 2nd Floor, S.V. Road, Opp. Poddar International School, Khair (West), Mumbai-400 052.

Sir,

With reference to your application No. 000234 dated 05/10/2021 for Development Permission for construction of Commercial Certificate under section 44 & 60 of the Maharashtra Regional and Town Planning Act, 1966 for development and building commission under section 44 of Maharashtra Regional and Town Planning Act, 1966 dated a building outline No. ... F.P. No. 026 (pt) & 531 of IPS Borivalli No. III, Bandardari Marg, Chikwadi Road, Borivalli (West), Mumbai - 400 092 For Gaondevi Rahiyashi SRA CHS (Prop.) 2, of village Borivalli, T.P.S.No. Borivalli No. 120, ward h/c. Situated at ...

The Certificate of Commencement Certificate/Building Permit is granted subject to compliance of the following conditions: U/R No. FC/M/GW/0023/20210505/AP/C Dated: 05/10/2021 IDA/UR No. FC/M/GW/0023/20210505/AP/C Dated: 01/12/2021 and on following conditions:

- The unit reserved in consequence of encroachment of the setback line/road widening etc. shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However, the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the Provision of zoned Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.U. (SRA) if:
 - The development work in respect of which permission is granted under this certificate is not carried out or finished thereof is not in accordance with the sanctioned plans.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.U. (SRA) is contravened or not complied with.
 - The C.E.U. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development in violation of the provision of section 43 and 44 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

This C.E.U. (SRA) is attached to SHRI. M. A. MANI.

Executive Engineer in exercise his powers and functions of the Planning Authority under section 45 of the said Act

This Certificate is valid for work up to plinth level only (Portion marked A, B, C, D & E).

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



201, Paradigm Nivan, 2nd Floor, 96, S.V. Road, Khar (W), Mumbai-400052 | Tel: 022 6865 4848

DECLARATION ABOUT COMMENCEMENT CERTIFICATE

(Format - D)

(Read circular no 32 /2021)

Date: 5th April, 2022

A. Name of the Promoter/ organization- **M/s. Shubhyuvi Infrastructure LLP**

B. Name of project "**Ananda Park**" lying and situate at piece and parcel of land admeasuring about 8110.28 square meters or thereabouts bearing Final Plot No.526 (pt) & 531 of Village Borivali Taluka Borivali lying being and situated at Lakshman Narayan Bhandari Marg Chikuwadi Road, Borivali West, Mumbai-400092 in the registration District and Sub- District of Mumbai.

We are aware that as per section -1(2) (c & d) of RERA act, 2016 read with Rules & Regulations made there under, an authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority.

2. We have obtained intimation of approval dated 1st December,2021 bearing no RC/MCG/0023/20210505/AP/C from Slum Rehabilitation Authority (Planning authority) for Wings A, B, C and D of Composite Building.

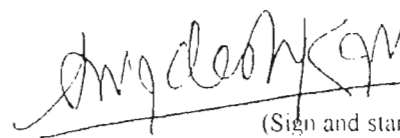

3. Also, the commencement certificate/Building plan are approved by Slum Rehabilitation Authority (Planning authority/ Competent Authority) on 4th April,2022 bearing no RC/MCG/0023/20210505/AP/C. Further commencement certificate is granted up to plinth level only of Composite Building.

4. Further, commencement certificate/ approvals, as and when approved will be uploaded under document section of this project immediately.

(Approved and valid commencement certificates and sanctioned plans are uploaded under appropriate fields)

Promoter

Shubhyuvi Infrastructure LLP


(Sign and stamp) 



SLUM REHABILITATION AUTHORITY

No.: R C/MCGM/0023/20210505/LOI

Date:

5 OCT 2021

Architect : M/s. Aspire Architect & Consultant
B/1003, Sant Tukaram CHS Ltd.,
Opp-W.E. Highway,
Near Teachers Colony,
Bandra (East) Mumbai 400 050.

Developer : M/s. Shubhyuvi Infrastructure LLP
201, Nivan, 2nd floor,
S.V. Road, Opp. Poddar International
School,
Khar (W) Mumbai. 400 052.

Society : "Gaondevi Rahivashi SRA CHS (Prop.)".

Subject: Issue of LOI- Proposed Slum Rehabilitation Scheme under Reg. 33(1C) implemented on land bearing F.P. No. 526 (pt) & 531 of TPS Borivali No. III, Laxman Bhandari Marg, Chikuwadi Road, Borivali West, Mumbai-400092 for "**Gaondevi Rahivashi SRA CHS (Prop.)**"

Reference: R-C/MCGM/0023/20210505/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Letter of Intent (LOI)** subject to the following conditions.

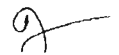
1. This Letter of Intent is issued on the basis of plot area certified by the Architect and draft Annexure – II issued by Competent Authority and other relevant documents.
2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:-

Sr. No.	Description	Area (in sq.mt.)
1.	Total plot area	5110.28
2.	Deductions for	
	a) Road Set back Area	nil
	b) Any Reservation(RSA 1.2) Municipal School) (1045/4= 261.25	261.25
3.	Net Plot area (1-2)	4849.03
4.	Deduction for POS as per Reg. 14 (if any)	84.85
5.	Balance plot area	4764.18
6.	Addition for FSI purpose	
	2a) 100% (set back)	nil
	2b) Any Reservations	261.25
	2c) POS as per Reg. 14 (if any)	84.85
7.	Total Area	5110.28
8.	FSI permissible	4.00 FSI or sanctioned FSI whichever is higher
9.	Permissible floor area	20441.12
10.	Rehab Built up area for 310 nos. of tenement	10493.45
11.	BUA under common passages, Society Offices, Welfare Centres & Balwadi	4451.55
12.	Land rate (Rs. / per sq. m)	55,180/-
13.	Construction cost (Rs. / per sq. m)	30,250/-
14.	Basic ratio	1.83
15.	Incentive FSI	1.15
16.	Rehabilitation Component (8+9)	14945.00
17.	Sale Component in the scheme(considering incentive ratio 15 x 16	17186.75
18.	Total BUA approved/ sanctioned for the Scheme (10+17)	27680.20
19.	FSI Consumed on plot (27/1)	5.41
20.	No. of slum dwellers to be accommodated	105
	a. Rehab Resi. 92, Comm.13	
21.	Reservations to be handed over to MCGM	
	i) Municipal School	1045.00
	ii) AOS (as per Reg. 14(A)	84.85
22.	Total Nos. of PAP T/s generated in the scheme as per Cl. 3.12(C) of Reg. 33(10) of DCPR, 2034.	211 Nos.

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer /Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
5. Details of land ownership :- Land bearing F.P. No. 526 (pt) & 531 of TPS Borivali No. III, Laxman Bhandari Marg, Chikuwadi Road, Borivali West, Mumbai-400092, belongs to MCGM.
6. Details to access :- Plot Accessible by road having average width existing 9.15 m & 13.40 m wide proposed D.P. roads
7. Details of D.P. remarks :- As per D.P. Remark the plot under S.R. Scheme is situated in R-Zone and reserved RSA 3.7 (Leisure Park) The is reserved for Municipal Primary School & Partly Play Ground.
8. If the land is owned by Govt. or public body the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) and as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. झोपुयो2008/प्र.क्र.236/ झोपसू-1 दिनांक-02/07/2010 and as per Circular no.114 dated 19/07/2010.
9. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUJA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
10. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost.

The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
11. The Amenity Tenements of Anganwadi as mentioned in salient features above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129.



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Welfare Centre, Society Office as mentioned in salient features above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developer.

12. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
13. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
14. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
15. When the project land is on public land and the IOA is not obtained within validation period of LOI i.e. within 3 months then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage and @ the rate of 3% per annum in same manner for Private land.
16. If it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
17. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
18. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
19. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp papers indemnifying the Slum

No. R-C/MCGM/0023/20210505/LOI

Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.

20. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any. free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
21. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.
B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
22. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
23. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
24. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
25. That you shall execute standard format of individual agreement to be submitted to SRA as per Circular No.SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.
26. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
27. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
28. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.
29. That you shall construct tenements in shear wall technology as per Circular No.154.



No. R-C/MCGM/0023/20210505/LOI

30. That you shall submit Eligibility of the undecided tenements before asking plinth C.C.
31. That the developer shall submit certificate of name reservation of society from A.R.S. before asking further CC to Rehab wing.
32. That you shall submit the NOC from CFO, NOC from E.E.(T & C) and NOC from Ch. Eng. (M&E) of MCGM before asking plinth C.C. to Sale wing of Composite Building.
33. That the rain water harvesting system should be installed/provided as per the provision of direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions at all the times,. Failing which penalty of the Rs.1000/- per annum for every 100 sq.mt. of built up area shall be leviable.
34. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dcpt.
35. A period of four weeks & submit the certificate to this office that you shall register the said project with MAHA- RERA Authority within for office record
36. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.
37. That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale building under reference and Accordingly , complied with the requirement of SWM of MCGM on site .
38. That you shall obtain the Concurrence of Buildable Amenities provided for Municipal Primary School for MCGM before plinth C.C. & the same shall be handed over to MCGM free of cost restrict Sale BUA upto 25% till the handing over of same to MCGM.
39. That you shall submit undertaking the area of fitness centre shall not be misused and shall be handed over to the registered society of sale wing free of cost and servant toilet will not be misused or sold out.
40. That the developer shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of failure of mechanized, parking system, parking spaces, even litigation arises in future. A condition to that effect shall be incorporated in the agreements of END USERS.



No. R-C/MCGM/0023/20210505/LOI

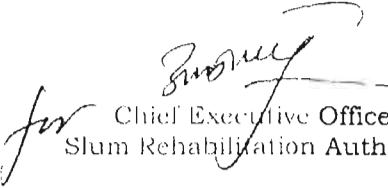
41. That you shall incorporate condition in agreement with prospective buyers/END USERS, that the building is constructed with deficient open spaces, inadequate room sizes & inadequate size of AVS the prospective buyers shall not take objection for the same, RUT with this effect shall be submitted.
42. That you shall submit the NOC from electric supply Company for providing supply from nearby substation before granting plinth C.C. to composite building bldg. u/r.
43. That the compliance of all the conditions mentioned in circular issued by GoM dt. 28.08.2019 relevant to amendment in Section 15A of Shun Act 1971, shall be complied with.
44. That the developer shall submit the certified Annexure-II for non Eligible tenements as provisional PAP's before asking OCC Sale Bldg.
45. That you shall submit the signature of eligible commercial tenements on the plan for size & location of their respective tenements before granting Plinth C.C. to Rehab bldg. u/r.
46. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer the certification of structural stability (peer review) from competent Government/Semi- Government Reputed Technical institutions such as IIT, VJTI etc.
47. That you shall submit Registered Undertaking stating therein that , the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions .The entire responsibility in this regard shall vest with the Developer.
48. That you shall submit registered undertaking stating that, if there is any change/modifications suggested by concerned Authority, accordingly developer revised LOI.
49. That you shall submit concurrence from Concerned Department reservation of MCGM of "Municipal School" before asking further CC of last 25% of Sale BUA in said S R Scheme.
50. That you shall submit demarcation of 9.15 m & 13.40 m Road from A.E. (Survey) 'RC' ward and Ex. Eng. (T & C) before insisting further C.C.
51. That you shall obtain P R card with area correction before granting further CC of Sale wings.
52. That you shall abide with all the processing /orders of court of law or any judicial/cosy judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposals by taking due cognizance of it from time to time.

No. R-C/MCGM/0023/20210505/LOI

53. As the land u/r. falls within 10.0 km buffer from the boundary Eco-sensitive zone of Thane creek Flamingo sanctuary, prior permission from the National Board of Wild Life is mandatory for all the development/ construction work as per the letter from Dy. Forest Conservator, Thane Forest Division vide letter dt. 09/4/2021.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the LOI)

FRAMES

FRAMES STRUCTURAL ENGINEERING CONSULTANTS PRIVATE LIMITED
SHEWAN BISHOP & CO. BUILDING, PODDAR ROAD, VIKRANT TOWER, 2ND FLOOR, BORIVALI (W), MUMBAI - 400092
BANK OF BARODA, VILAGE, BORIVALI (W), MUMBAI - 400092
E-MAIL: framesstructure@gmail.com PHONE: 022255024654

Date: 18/04/2022

To,
M/s. Shubhyuvi Infrastructure LLP,
201, Nivan, Opp. Poddar International School,
S. V. Road, Khur (W),
Mumbai- 400052.

Subject: Certificate of cost incurred for development of "Ananda Park" project for construction Of Wing- A, B & C Ground + First To Ninth Upper Part Podium Part Residential Floors + Tenth To Twenty Three Upper Residential Floors (Mahareta Registration Number:) Situated On The Plot Bearing F.P. No. 526 (Pt) and 531 of TPS-III, Laxman Bhandari Marg, Chikuwadi, Borivali (W), Mumbai- 400 092 Demarcated By Its Boundaries (19° 13' 21.5157" N -72° 50' 32.9530" E, 19° 13' 21.5422" -N 72° 50' 33.4583" E, 19° 13' 21.9450" N- 72° 50' 35.6632" E, 19° 13' 23.8337" N- 72° 50' 35.6308" E, 19° 13' 23.8753" N- 72° 50' 32.9933" E, 19° 13' 22.1935" N- 72° 50' 32.9760" E, 19° 13' 22.1847" N- 72° 50' 32.8706" E) FP No. 526 (Pt) To The North, 9.15 Mt. wide Laxman Bhandari Marg To The South, 18.30 M Wide D.P. road To The East, FP No. 527 to 530 To The West Of Division Mumbai, Village- Eksar, Taluka- Borivali. District- Mumbai Suburban PIN-400092 Admeasuring 5110.28 Sq.Mts. Area Being Developed By **M/S. SHUBHYUVI INFRASTRUCTURE LLP.**

Sir,

I/We Mr. Furkhan Pettiwala have undertaken assignment as an Engineer for Estimating Approximate Construction Cost for the Subject Real Estate Project registered under MahaRERA for the Construction Work of sale building having Wing- A, B & C Ground + First to Ninth upper Part Podium Part Residential floors + Tenth to Twenty Three Upper Residential floors situated on the plot bearing F.P. No. 526 (Pt) and 531 of TPS-III, Laxman Bhandari Marg, Chikuwadi, Borivali (W), Mumbai- 400 092 admeasuring 5110.28 sq.mts. area being developed by **M/S. SHUBHYUVI INFRASTRUCTURE LLP.**

1. We have estimated the approximate cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Buildings of the project. Our estimated cost calculations are based on the Drawings/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Harshad Jamsandekar, quantity surveyor* appointed by the Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by the quantity surveyor.

2. We estimate Total Estimated Approximate Cost of completion of the building of the aforesaid project with reference **Rs 1,60,00,00,000/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
 3. The Estimated Cost Incurred till date is calculated at **Rs. 0,00,00,00,000/-** (Total of Table A and B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
 4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (Planning Authority) is estimated at **Rs. 1,60,00,00,000 /-** (Total of Table A and B)
-
5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A		
Sale Building (Wing-A)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 31.03.2022	Rs. 52,02,00,000/-
2	Cost incurred as on 31.03.2022 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.0 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 52,02,00,000/-

TABLE A		
Sale Building (Wing-B)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 31.03.2022	Rs. 37,12,00,000/-
2	Cost incurred as on 31.03.2022 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.0 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 37,12,00,000/-

TABLE A		
Sale building (Wing-C)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 31.03.2022	Rs. 54,36,00,000/-
2	Cost incurred as on 31.03.2022 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.0 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 54,36,00,000/-

TABLE B		
Building Called "Ananda Park" (Wing A, B & C)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the Internal and External Developments Works including amenities and Facilities in the layout as on 31.03.2022	Rs. 16,50,00,000/-
2	Cost incurred as on 31.03.2022 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.0 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 16,50,00,000/-

Thanking You.

Yours faithfully,

For Frames,

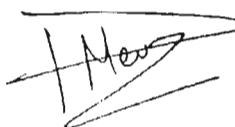
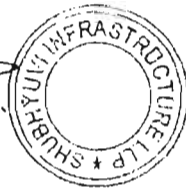
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PETTIWALA

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MOHAMMED
FURKHAN
PETTIWALA
Date: 2022.04.18
13:33:23 +05'30'

(FURKHAN I. PETTIWALA)

Regn. No. STR/P/157.

Agreed and Accepted by:

Signature,

Promoter Name:

Date: 18.04.2022

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. (**) Balance Cost to be incurred (4) may vary from Difference between Total Estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations in qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table 1

List of Extra/Additional/ Deleted Items considered in Cost
(which were not part of the original Estimate of Total Cost)

	List of Extra/Additional / Deleted Items	Amount (In Rs.)
1.	N.A.	0.00
2.	N.A.	0.00

FRAMES

CONSULTING CIVIL - STRUCTURAL ENGINEERS, PROJECT MANAGEMENT CONSULTANTS
SCARLET, 57/B-219, B-4, CHAPEL ROAD, NEXT TO LUCKY DECORATORS, NEAR LILAVATI HOSPITAL,
BANDRA (W), MUMBAI - 400 050

E-MAIL: framesstructure@gmail.com PHONE: 9167916781.

Date : 18/08/2023

To,
M/s. Shubhyuvi Infrastructure LLP,
201, Nivan, Opp. Poddar International School,
S. V. Road, Khar (W), Mumbai- 400052.

Subject: Certificate of cost incurred for development of "Ananda Park" project for construction Of Wing- A, B & C Ground + First To Ninth Upper Part Podium Part Residential Floors + Tenth To Twenty Three Upper Residential Floors (Maharera Registration Number P51800034854) Situated On The Plot Bearing F.P. No. 526 (Pt) and 531 of TPS-III, Laxman Bhandari Marg, Chikwadi, Borivali (W), Mumbai- 400 092 Demarcated By Its Boundaries (19° 13' 21.5157" N -72° 50' 32.9530" E, 19° 13' 21.5422" -N 72° 50' 33.4583" E, 19° 13' 21.9450" N- 72° 50' 35.6632" E, 19° 13' 23.8337" N- 72° 50' 35.6308" E, 19° 13' 23.8753" N- 72° 50' 32.9933" E, 19° 13' 22.1935" N- 72° 50' 32.9760" E, 19° 13' 22.1847" N- 72° 50' 32.8706" E) FP No. 526 (Pt) To The North, 9.15 Mt. wide Laxman Bhandari Marg To The South, 18.30 M Wide D.P. road To The East, FP No. 527 to 530 To The West Of Division Mumbai, Village- Eksar, Taluka- Borivali, District- Mumbai Suburban PIN-400092 Admeasuring 5110.28 Sq.Mts. Area Being Developed By **M/S. SHUBHYUVI INFRASTRUCTURE LLP.**

Sir,

I/We Mr. Furkhan Pettiwala have undertaken assignment as an Engineer for Estimating Approximate Construction Cost for the Subject Real Estate Project registered under MahaRERA for the Construction Work of sale building having Wing- A, B & C Ground + First to Ninth upper Part Podium Part Residential floors + Tenth to Twenty Three Upper Residential floors situated on the plot bearing F.P. No. 526 (Pt) and 531 of TPS-III, Laxman Bhandari Marg, Chikwadi, Borivali (W), Mumbai- 400 092 admeasuring 5110.28 sq.mts. area being developed by **M/S. SHUBHYUVI INFRASTRUCTURE LLP.**

1. We have estimated the approximate cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Buildings of the project. Our estimated cost calculations are based on the Drawings/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Harshad Jamsandekar, quantity surveyor* appointed by the Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by the quantity surveyor.
2. We estimate Total Estimated Approximate Cost of completion of the building of the aforesaid project under reference **Rs 1,60,00,00,000/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 11,63,00,000** - (Total of Table A and B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (Planning Authority) is estimated at **Rs. 1,48,37,00,000** /- (Total of Table A and B)
5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A		
Sale Building (Wing-A)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 31.10.2022	Rs. 52,02,00,000/-
2	Cost incurred as on 31.10.2022 (based on the estimated cost)	Rs. 3,90,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	7.50 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 48,12,00,000/-

TABLE A		
Sale Building (Wing-B)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 31.10.2022	Rs. 37,12,00,000/-
2	Cost incurred as on 31.10.2022 (based on the estimated cost)	Rs. 3,73,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	10.05 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 33,39,00,000/-

TABLE A		
Sale building (Wing-C)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 31.10.2022	Rs. 54,36,00,000/-
2	Cost incurred as on 31.10.2022 (based on the estimated cost)	Rs. 4,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	7.36 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 50,36,00,000/-

TABLE B		
Building Called "Ananda Park" (Wing A, B & C)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the Internal and External Developments Works including amenities and Facilities in the layout as on 31.10.2022	Rs. 16,50,00,000/-
2	Cost incurred as on 31.10.2022 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.0 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 16,50,00,000/-

Thanking You,

Yours faithfully,

For Frames,

Fazal
Mushtaque
Momin

Digitally signed by Fazal
Mushtaque Momin
Date: 2023.08.18
16:03:20 +05'30'

Name: Fazal Mushtaque Ahmed Momin
License no M/388/SS-II

Yours truly,
For **Shubhyuvi Infrastructure LLP**

Agreed and Accepted by:

Authorised Signatory

Signature,
Promoter Name:
Date:

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer. the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. (**) Balance Cost to be incurred (4) may vary from Difference between Total Estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost. any deviation in quantity required for development of the Real Estate Project will result in amendment or the cost incurred / to be incurred.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations in qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/ Deleted Items considered in Cost
(which were not part of the original Estimate of Total Cost)

	List of Extra/Additional / Deleted Items	Amount (In Rs.)
1.		
2.		

FRAMES

CONSULTING CIVIL - STRUCTURAL ENGINEERS, PROJECT MANAGEMENT CONSULTANTS
SCARLET, 57 B-219, G-4, CHAPEL ROAD, NEXT TO LUCKY DECORATORS, NEAR LILAVATI HOSPITAL,
BANDRA (W), MUMBAI - 400 050

E-MAIL: framesstructure@gmail.com PHONE: 9167916781.

Date: 18/08/2023

To,
M/s. Shubhyuvi Infrastructure LLP.
201, Nivan, Opp. Poddar International School,
S. V. Road, Khar (W), Mumbai- 400052.

Subject: Certificate of cost incurred for development of "Ananda Park" project for construction Of Wing- A, B & C Ground + First To Ninth Upper Part Podium Part Residential Floors + Tenth To Twenty Three Upper Residential Floors (Maharera Registration Number P51800034854) Situated On The Plot Bearing F.P. No. 526 (Pt) and 531 of TPS-III, Laxman Bhandari Marg, Chikuwadi, Borivali (W), Mumbai- 400 092 Demarcated By Its Boundaries (19° 13' 21.5157" N -72° 50' 32.9530" E, 19° 13' 21.5422" -N 72° 50' 33.4583" E, 19° 13' 21.9450" N- 72° 50' 35.6632" E, 19° 13' 23.8337" N- 72° 50' 35.6308" E, 19° 13' 23.8753" N- 72° 50' 32.9933" E, 19° 13' 22.1935" N- 72° 50' 32.9760" E, 19° 13' 22.1847" N- 72° 50' 32.8706" E) FP No. 526 (Pt) To The North, 9.15 Mt. wide Laxman Bhandari Marg To The South, 18.30 M Wide D.P. road To The East, FP No. 527 to 530 To The West Of Division Mumbai, Village- Eksar, Taluka- Borivali, District- Mumbai Suburban PIN-400092 Admeasuring 5110.28 Sq.Mts. Area Being Developed By **M/S. SHUBHYUVI INFRASTRUCTURE LLP.**

Sir,

I/We Mr. Furkhan Pettiwala have undertaken assignment as an Engineer for Estimating Approximate Construction Cost for the Subject Real Estate Project registered under MahaRERA for the Construction Work of sale building having Wing- A, B & C Ground + First to Ninth upper Part Podium Part Residential floors + Tenth to Twenty Three Upper Residential floors situated on the plot bearing F.P. No. 526 (Pt) and 531 of TPS-III, Laxman Bhandari Marg, Chikuwadi, Borivali (W), Mumbai- 400 092 admeasuring 5110.28 sq.mts. area being developed by **M/S. SHUBHYUVI INFRASTRUCTURE LLP.**

1. We have estimated the approximate cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Buildings of the project. Our estimated cost calculations are based on the Drawings/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Harshad Jamsandekar, quantity surveyor* appointed by the Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by the quantity surveyor.
2. We estimate Total Estimated Approximate Cost of completion of the building of the aforesaid project under reference **Rs 1,60,00,00,000/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs. 15,75,00,000 - (Total of Table A and B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (Planning Authority) is estimated at Rs. 1,44,25,00,000 /- (Total of Table A and B)
5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A		
Sale Building (Wing-A)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 31.03.2023	Rs. 52,02,00,000.-
2	Cost incurred as on 31.03.2023 (based on the estimated cost)	Rs. 5,30,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	10.19 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 46,72,00,000.-

TABLE A		
Sale Building (Wing-B)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 31.03.2023	Rs. 37,12,00,000/-
2	Cost incurred as on 31.03.2023 (based on the estimated cost)	Rs. 4,75,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	12.80 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 32,37,00,000/-

TABLE A		
Sale building (Wing-C)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 31.03.2023	Rs. 54,36,00,000/-
2	Cost incurred as on 31.03.2023 (based on the estimated cost)	Rs. 5,70,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	10.49 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 48,66,00,000/-

Sr. No.	Particular	Amount
1	Total Estimated cost of the Internal and External Developments Works including amenities and Facilities in the layout as on 31.03.2023	Rs. 16,50,00,000/-
2	Cost incurred as on 31.03.2023 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.0 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 16,50,00,000/-

Thanking You,

Yours faithfully,

For Frames,

Fazal Mushtaque Momin
Digitally signed by
Fazal Mushtaque
Momin
Date: 2023.08.14
16:13:27 +05'30'

Name: Fazal Mushtaque Ahmed Momin
 License no. M/388/SS-II

Agreed and Accepted by:

Signature,
 Promoter Name:
 Date:

Yours truly,
 For **Shubhyuvi Infrastructure LLP**

Authorised Signatory

Note:

- The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
- (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
- (**) Balance Cost to be incurred (4) may vary from Difference between Total Estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment or the cost incurred / to be incurred.
- All components of work with specifications are indicative and not exhaustive.
- Please specify if there are any deviations in qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/ Deleted Items considered in Cost
 (which were not part of the original Estimate of Total Cost)

	List of Extra/Additional / Deleted Items	Amount (In Rs.)
1.		
2.		

FRAMES

CONSULTING CIVIL STRUCTURAL ENGINEERS, PROJECT MANAGEMENT CONSULTANTS
SCARLET, 57/B-219, G-4, CHAPEL ROAD, NEXT TO LUCKY DECORATORS, NEAR
LILAVATI HOSPITAL, BANDRA (W), MUMBAI - 400 050
E-MAIL: framesstructure@gmail.com PH: 91 9167916781

Date : 16/10/2023

To,

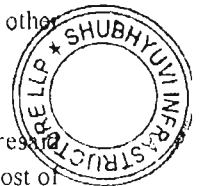
M/s. Shubhyuvi Infrastructure LLP,
201, Nivan, Opp. Poddar International School,
S. V. Road, Khar (W),
Mumbai- 400052.

Subject: Certificate of cost incurred for development of "Ananda Park" project for construction Of Wing- A, B & C Ground + First To Ninth Upper Part Podium Part Residential Floors + Tenth To Twenty Three Upper Residential Floors (Maharera Registration Number P51800034854) Situated On The Plot Bearing F.P. No. 526 (Pt) and 531 of TPS-III, Laxman Bhandari Marg, Chikuwadi, Borivali (W), Mumbai- 400 092 Demarcated By Its Boundaries (19° 13' 21.5157" N -72° 50' 32.9530" E, 19° 13' 21.5422" -N 72° 50' 33.4583" E, 19° 13' 21.9450" N- 72° 50' 35.6632" E, 19° 13' 23.8337" N- 72° 50' 35.6308" E, 19° 13' 23.8753" N- 72° 50' 32.9933" E, 19° 13' 22.1935" N- 72° 50' 32.9760" E, 19° 13' 22.1847" N- 72° 50' 32.8706" E) FP No. 526 (Pt) To The North, 9.15 Mt. wide Laxman Bhandari Marg To The South, 18.30 M Wide D.P. road To The East, FP No. 527 to 530 To The West Of Division Mumbai, Village- Eksar, Taluka- Borivali, District- Mumbai Suburban PIN-400092 Admeasuring 5110.28 Sq.Mts. Area Being Developed By M/S. SHUBHYUVI INFRASTRUCTURE LLP.

Sir,

I/We Mr. Furkhan Pettiwala have undertaken assignment as an Engineer for Estimating Approximate Construction Cost for the Subject Real Estate Project registered under MahaRERA for the Construction Work of sale building having Wing- A, B & C Ground + First to Ninth upper Part Podium Part Residential floors + Tenth to Twenty Three Upper Residential floors situated on the plot bearing F.P. No. 526 (Pt) and 531 of TPS-III, Laxman Bhandari Marg, Chikuwadi, Borivali (W), Mumbai- 400 092 admeasuring 5110.28 sq.mts. area being developed by M/S. SHUBHYUVI INFRASTRUCTURE LLP.

1. We have estimated the approximate cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Buildings of the project. Our estimated cost calculations are based on the Drawings/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Harshad Jamsandekar, quantity surveyor* appointed by the Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by the quantity surveyor.
2. We estimate Total Estimated Approximate Cost of completion of the building of the aforesaid project under reference **Rs 1,60,00,00,000/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



3. The Estimated Cost Incurred till date is calculated at Rs. 21,75,00,000/- (Total of Table A and B).
The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (Planning Authority) is estimated at Rs. 1,38,25,00,000 /- (Total of Table A and B)
5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A		
Sale Building (Wing-A)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 30.06.2023	Rs. 52,02,00,000/-
2	Cost incurred as on 30.06.2023 (based on the estimated cost)	Rs. 7,30,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	14.03 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 44,72,00,000/-

TABLE A		
Sale Building (Wing-B)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 30.06.2023	Rs. 37,12,00,000/-
2	Cost incurred as on 30.06.2023 (based on the estimated cost)	Rs. 6,75,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	18.18 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 30,37,00,000/-

TABLE A		
Sale building (Wing-C)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 30.06.2023	Rs. 54,36,00,000/-
2	Cost incurred as on 30.06.2023 (based on the estimated cost)	Rs. 7,70,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	14.16 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 46,66,00,000/-

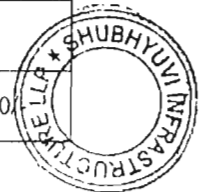


TABLE B		
Building Called "Ananda Park" (Wing A, B & C)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the Internal and External Developments Works including amenities and Facilities in the layout as on 30.06.2023	Rs. 16,50,00,000/-
2	Cost incurred as on 30.06.2023 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.0 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 16,50,00,000/-

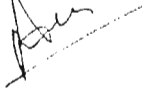
Thanking You,
Yours faithfully,
For Frames,

MOHAMMED
FURKHAN
PETTIWALA

Digitally signed by
MOHAMMED FURKHAN
DN: cn=MOHAMMED FURKHAN,
o=STRUCTURE, ou=STRUCTURE,
email=furkhan@structure.com,
c=IN

(FURKHAN I. PETTIWALA)
Regn. No. STR/P/157.

Agreed and Accepted by:





Signature,

Promoter Name:

Date: 10/10/2023

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer. the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
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Table C

List of Extra/Additional/ Deleted Items considered in Cost
(which were not part of the original Estimate of Total Cost)

	List of Extra/Additional / Deleted Items	Amount (In Rs,)
1.		
2.		



Harshad M. Jamsandekar

BMC- Supervisor, License No.- J/49/SS-I,

GSTIN: 27AAGPJ54888120

3, Safalya, Bandra Reclamation, Bandra (West), Mumbai- 400 050

Mobile: 98202 25659

FORM-2A

(see MahaRERA order No. 5 of 2018)

ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

(Site Supervisor's Certificate)

To,

M/s. Shubhyuvi Infrastructure LLP,

201, Nivan, Opp. Poddar International School,

S. V. Road, Khar (W),

Mumbai- 400052.

QUALITY ASSUARANCE CERTIFICATE

(Certificate for the year ending March 2023)

Subject: Certificate of percentage of completion of construction work of "Ananda Park" project for construction Of Wing- A , B & C Ground + First To Ninth Upper Part Podium Part Residential Floors + Fifth To Twenty Three Upper Residential Floors (Maharera Registration Number P51800034854) Situated On The Plot Bearing F.P. No. 526 (Pt) and 531 of TPS-III, Laxman Bhandari Marg, Chikuwadi, Borivali (W), Mumbai- 400 092 Demarcated By Its Boundaries (19° 13' 21.5157" N -72° 50' 32.9530" E, 19° 13' 21.5422" -N 72° 50' 33.4583" E, 19° 13' 21.9450" N- 72° 50' 35.6632" E, 19° 13' 23.8337" N- 72° 50' 35.6308" E, 19° 13' 23.8753" N- 72° 50' 32.9933" E, 19° 13' 22.1935" N- 72° 50' 32.9760" E, 19° 13' 22.1847" N- 72° 50' 32.8706" E) FP No. 526 (Pt) To The North, 9.15 Mt. wide Laxman Bhandari Marg To The South, 18.30 M Wide D.P. road To The East, FP No. 527 to 530 To The West Of Division Mumbai, Village- Eksar, Taluka- Borivali, District- Mumbai Suburban PIN-400092 Admeasuring 5110.28 Sq.Mts. Area Being Developed By M/S. SHUBHYUVI INFRASTRUCTURE LLP.

Reference: MahaRERA Registration Number – P51800034854

Harshad Jamsandekar have undertaken an assignment of supervision of this real estate project.

1 Our responsibility: -

To carry out the work in accordance with the development permission and as per the Approved plan and submit certificate of supervision of work and to carry out material Testing in-situ or in the authorized laboratory and to ensure quality of work and Workmanship as per prescribed specifications, and as per NBC and or other relevant Code of practice.

1. Material Testing

I/ we, have applied following mandatory checks on the basic materials, used in the construction.

I) Cement-

It has been tested for its fineness, soundness, setting time, compressive Strength etc. as per IS code 269 or as per other relevant IS/85/NBC code, or as per industry standards and its results are within the permissible limits.

II) Coarse aggregate -

It has been tested, for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

III) Bricks/ blocks -

They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/85/NBC code or as per industry standards and its results are within permissible limits.

IV) Concrete / Ready-mix Concrete-

It has been tested for compressive strength for various periods as per IS 5456:2000 and IS 1199 or as per other relevant IS/BS/NBC codes, as per industry Standards and its results are within permissible limits.

V) Steel for concrete-

It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC Code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

VI) Testing of Other materials -

Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

2. Workmanship: -

I / we hereby certify that work has been carried out under our supervision. We Further, certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

3. Electrical Materials and workmanship: -

Works of all the electrical wiring/ connections / lift installation / other electrical installations have been carried out under authorized /registered electrical engineer and its records has been maintained. The materials used conform to the relevant I.S/ B.S/ National Building codes or as per industry standards.

4. Structural engineer: -

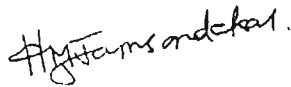
Promoters has engaged structural engineer M/S. Fakhri A Hasamwala & Associates having Licenses no. STR/H/13 having office No. 13, Dheeraj Heritage, 4th Floor, S.V. Road, opp Milan Subway, Santacruz (w), Mumbai-400054, Cell no- 9821414276. The structural design of buildings in this project has been done under his Supervision. He has checked the soil report before laying PCC for foundation in Consultation with soil consultant. The formwork and concrete mix design has been done as per IS 10262:2009 or as per other relevant codes as applicable. His periodic checks and certificates for STABILITY and SAFETY have been kept on record.

5. Preservation of records: -

Record of all test results of this project have been properly kept in the Prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law.

6. Please specify materials or any other item of work which were not conforming to the standard specifications and which were not relected

Yours Faithfully,



Signature of Engineer
(Site Supervisor)

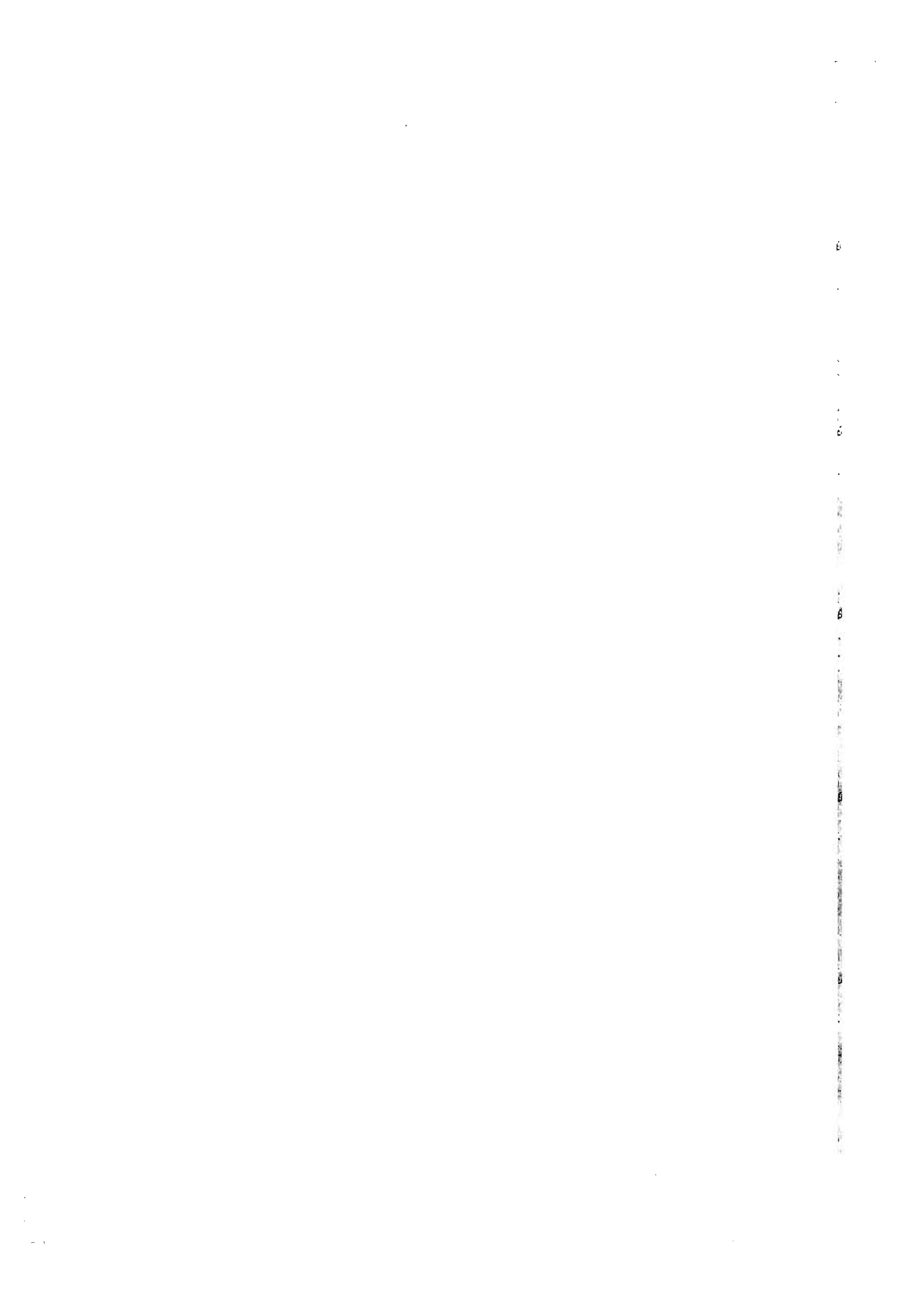
Name:- Harshad M Jamsandekar
License No :- J/49/SS-1
Phone No:- 98202 25659
Place:- Mumbai.

For SHUBHYUVI INFRASTRUCTURE LLP



Authorised Signatory

For, SHUBHYUVI INFRASTRUCTURE LLP
through its Authorised signatory
(AMEYA TANDULKAR)





201, Podar Nivan, 2nd Floor, 96, S.V Road, Khar (W), Mumbai-400052 | Tel - 022 6865 4848

16th October, 2023

TO WHOMSOEVER IT MAY CONCERN
SELF DECLARATION REGARDING NO ENCUMBRANCES

We **SHUBHYUVI INFRASTRUCTURE LLP** having its registered office at 201, Nivan, 2nd Floor, Opp. Podar School, S. V. Road, Khar (West), Mumbai - 400052 through its authorised signatory Mr. Parth Mehta do hereby state and declare that :-

With reference to our residential project viz: “**Ananda Park**” situated at Final Plot No.526 (pt) and 531 of TPS Borivali No.III, Laxman Narayan Bhandari Marg, Chikuwadi Road, Borivali (West), Mumbai - 400092 is free from all encumbrances and charges etc. and also there are no pending litigation as on date.

Thanking you,

Yours faithfully,
For **SHUBHYUVI INFRASTRUCTURE LLP**

Authorised Signatory

For **SHUBHYUVI INFRASTRUCTURE LLP**
(Authorised Signatory)



201, Paradigm Nivan, 2nd Floor, 96, S.V. Road, Khar (W), Mumbai-400052 | Tel: 022 6865 4846

16th October, 2023

TO WHOMSOEVER IT MAY CONCERN

SELF DECLARATION REGARDING NO ENCUMBRANCES

We SHUBHYUVI INFRASTRUCTURE LLP having its registered office at 201, Nivan, 2nd Floor, Opp. Podar School, S. V. Road, Khar (West), Mumbai - 400052 through its authorised signatory Mr. Parth Mehta do hereby state and declare that :-

With reference to our residential project viz: “Ananda Park” situated at Final Plot No.526 (pt) and 531 of TPS Borivali No.III, Laxman Narayan Bhandari Marg, Chikuwadi Road, Borivali (West), Mumbai - 400092 is free from all encumbrances and charges etc. and also there are no pending litigation as on date.

Thanking you,

Yours faithfully,
For SHUBHYUVI INFRASTRUCTURE LLP

A handwritten signature in black ink, appearing to be 'P Mehta', written over a horizontal line.

Authorised Signatory

For SHUBHYUVI INFRASTRUCTURE LLP
(Authorised Signatory)



201, Paradigm Nivan, 2nd Floor, 96, S.V. Road, Khar (W), Mumbai-400052 | Tel : 022 6865 4848

The Assistant General Manager
State Bank of India,
Home Loan Sales
Local Head Office, Mumbai

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT FOR PROJECT: PARADIGM ANANTAARA

We M/s, **Shubhyuvi Infrastructure LLP** a Company/Firm, having its registered office at **201, Paradigm Nivan, CTS E 751, Opp Podar International School, SV Road, Khar West, Mumbai Suburban 400052**.are willing to enter into a Tie arrangement with your Bank for our Project **Paradigm Anantaara** situated at **Paradigm Anantaara, FP No 526 pt & 531 of TPS Borivali III, Laxman Bhandari Marg, Chikuwadi Road, Borivali West, Mumbai 400092**.

Yours faithfully,



Authorized Signatory

Name of the authorized signatory: - **Ram Reddy**

Designation of the authorized signatory: - **Chief Manager Credit**

Contact Number: -**7045689414**

Email ID: - **ram@foster-fs.com**

Date: - **04-11-2023**



SHUBHYUVI Infrastructure LLP

201, Paradigm Nivan, 2nd Floor, 96, S.V. Road, Khar (W), Mumbai-400052 | Tel: 022 6865 4848

INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	Shubhyuvi Infrastructure LLP		
2	Registered Address	201, Paradigm Nivan, 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. Ram Reddy-7045689414 Mr. Kishor Vishwakarma-8291045509 ram@foster-fs.com loan@paradigmrealty.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://paradigmrealty.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	Mr. Parth Mehta			
2	Mr.Swadesh Kumar Anand			

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 2020 (Month& Year)	Completed on 2022 (Month& Year)	Completed on 2022 (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	39	314	111
House Loan taken Through SBI (No.of flats)			
Date of Occupancy Certificate	2022	2020	2022
Date of conveyance			
Total units Financed by SBI			
12	Details of the Present Project		
Project Name	PARADIGM ANANTAARA		
Location with Survey Nos.	FP No 526 pt & 531 of TPS Borivali III		
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*	NA		

(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	
Status of encumbrance of the project land	
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	HDFC, ICICI BANK, AXIS BANK, TATA CAPITAL
Month & Year of Commencement of Construction	April 2022
Present Stage of Construction	Foundation is on process
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	There is no wing, the structure is G+11P+ 12th to 41th is residential and per floor it has 8 flats and 2 Stair Case and this tower has 5 lifts.
Total built up area of the project, in Sq. Mt.	1,83,149 sft
No. of Dwelling Units in the project	238
No. of units sold in the project	15
<u>No. of units Funded by SBI in this project and</u>	
<u>Expected business from this project</u>	
Details of Development Agreement and POA if any	
Status of receipt of approvals from Local Bodies/ Urban	

Development Authority	SRA		
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
2 BHK	127	1.97 Cr	250 Cr
3 BHK	108	3.75 Cr	405 Cr
Total Project Value		Rs.655 Cr	
14 Whether credit facility enjoyed With any bank Then please Fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	<ul style="list-style-type: none"> - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* 		
Bank Account Details for Flat Cost <ul style="list-style-type: none"> • Bank account Number : 57500000955248 • Name of Account Holder : SILLP Anantaara Collection Escrow Account • Account Type : Escrow A/c • Name of Bank : HDFC Bank Ltd • Branch Name : S'ana Building, Linking Road, Santacruz West , Mumbai 400054 • Branch City : Mumbai • IFSC : HDFC0000079 			
Bank Account Details for GST Cost <ul style="list-style-type: none"> • Bank account Number : 50200071049639 • Name of Account Holder : M/S. SHUBHYUVI INFRASTRUCTURE LLP STATUTORY • Account Type : Current A/c • Name of Bank : HDFC Bank Ltd • Branch Name : S'ana Building, Linking Road, Santacruz West , Mumbai 400054 • Branch City : Mumbai • IFSC : HDFC0000079 			



Yours Sincerely,
 Signature
 Name of the authorized signatory: - **Ram Reddy**
 Designation of the authorized signatory: - **Chief Manager Credit**
 Contact Number: -7045689414
 Email ID: - ram@foster-fs.com
 Date: - 4th November 2023



एशासनात्ता कामावतव आसता: मुंबा, एचे. उदा मजला
दायक क्र. २, सी बी सी बेलपुर रेल्वे स्टेशन कॉम्प्लेक्स,
नवी मुंबई - ४०० ६१४
Administrative Office, Zone- East Mumbai, 6th Floor,
Tower -II, CBD Belapur Rly. Station Complex,
Navi Mumbai - 400 614

Telephone : 022 27524321 | Fax 022 27524302 | E mail: hlst.zomum2@sbi.co.in

The Assistant General Manager (HLS)
State Bank of India
Local Head Office
Mumbai Metro
Mumbai

17.11.2023

Dear Sir

NEW PROJECT TIE UP : PARADIGM ANANTAARA
BUILDER - SHUBHYUV INFRASTRUCTURE LLP

We have received an application from the captioned builder for tie-up of their project, 'PARADIGM ANANTAARA' located at Borivali west Mumbai.

The following documents have been submitted by the builder for project tie-up

1. Builder Profile, as per the attached format with detail of latest 2 completed residential projects.
2. GST Certificate :
3. Detail flat-wise statement of carpet and saleable area on letter head
4. KYC Documents
5. Self Attested Copy of PAN card Partnership
6. Copy of Maha RERA Registration Certificate
7. Draft of Sale Agreement / Agreement of Sale
8. Copies of all Commencement Certificate
9. Copies of Approved Master Plans
10. Fire NOC & EC
11. TIR by Advocate of Builder
12. Relevant property documents

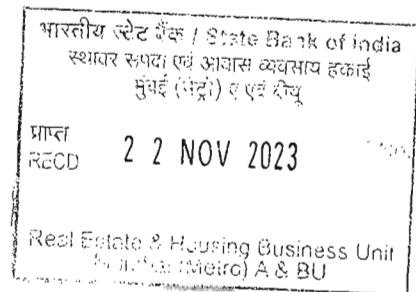
The Project Tie Up is sourced by
Name: Anuj Mehrotra
Designation: Manager
Contact Number: 9987527007
Email: a_mehrotra@sbi.co.in

We request you to approve the project at the earliest as the builder has promised to share considerable amount of business with us after the APF. Expected business from this project is around 30%

We recommend the tie-up of the captioned project.

Yours Faithfully,

Manager, Builder Relation





SHUBHYUVI Infrastructure LLP

201, Paradigm Nivan, 2nd Floor, 96, S.V. Road, Khar (W), Mumbai-400052 | Tel : 022 6865 4848

The Assistant General Manager
State Bank of India,
Home Loan Sales
Local Head Office, Mumbai

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT FOR PROJECT: PARADIGM ANANTAARA

We M/s, Shubhyuvi Infrastructure LLP a Company/Firm, having its registered office at 201, Paradigm Nivan, CTS E 751, Opp Podar International School, SV Road, Khar West, Mumbai Suburban 400052, are willing to enter into a Tie arrangement with your Bank for our Project Paradigm Anantaara situated at Paradigm Anantaara, FP No 526 pt & 531 of TPS Borivali III, Laxman Bhandari Marg, Chikuwadi Road, Borivali West, Mumbai 400092.

Yours faithfully,



Authorized Signatory

Name of the authorized signatory: - **Ram Reddy**

Designation of the authorized signatory: - **Chief Manager Credit**

Contact Number: - **7045689414**

Email ID: - **ram@foster-fs.com**

Date: - **04-11-2023**



SHUBHYUVI Infrastructure LLP

201, Paradigm Nivan, 2nd Floor, 96, S.V. Road, Khar (W), Mumbai-400052 | Tel: 022 6865 4848
**INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER
HEAD**

Sr. No.	Parameter	Particu'ars		
1	Name of the Builder (Company/firm Name)	Shubhyuvi Infrastructure LLP		
2	Registered Address	201, Paradigm Nivan, 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. Ram Reddy-7045689414 Mr. Kishor Vishwakarma-8291045509 ram@foster-fs.com loan@paradigmrealty.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://paradigmrealty.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	Mr. Parth Mehta			
2	Mr.Swadesh Kumar Anand			

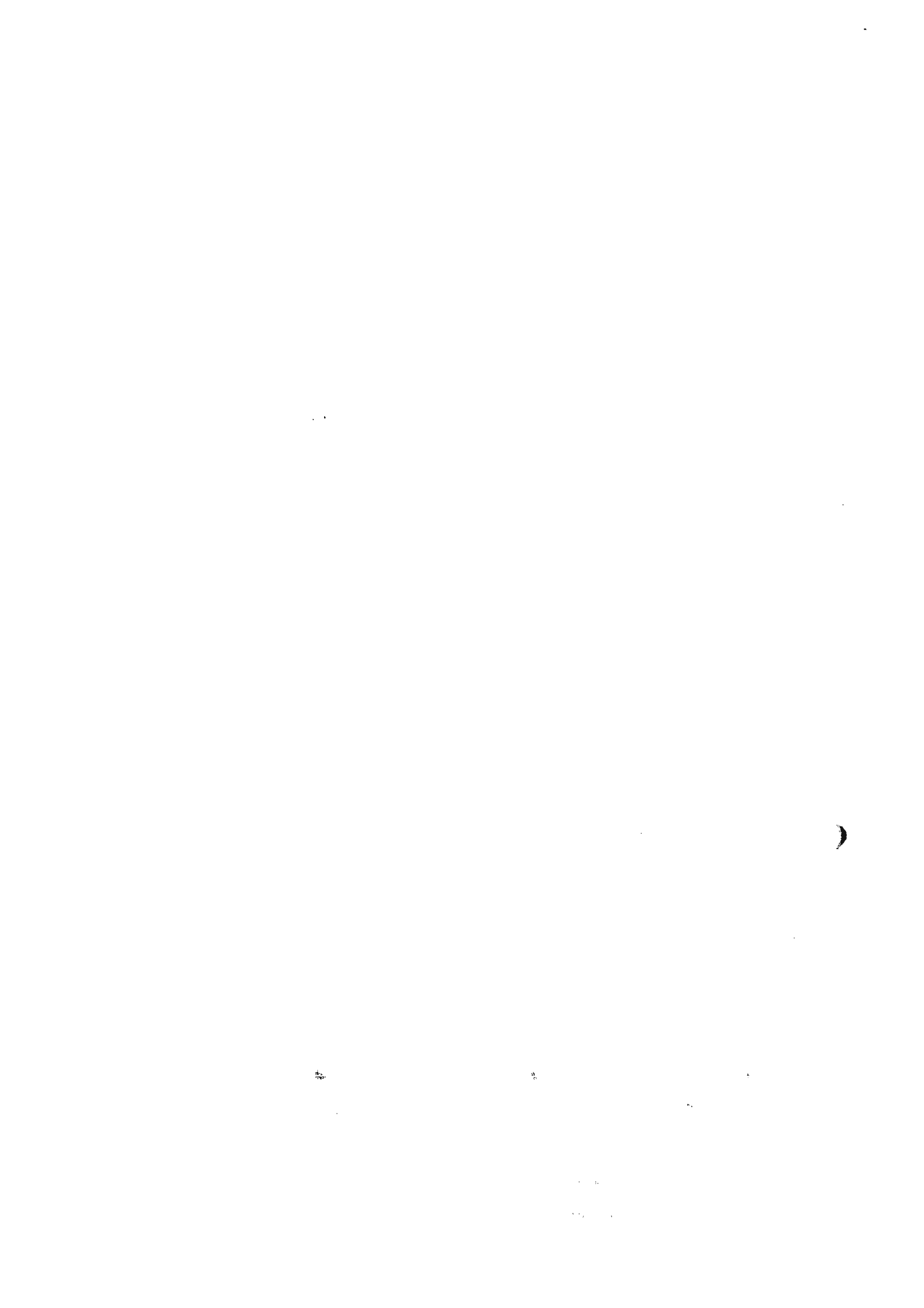
11	Details of latest 3 completed residential projects executed by the same firm/company/promoters		
Project Name	Casa Palazzo	Ariana Residency	El-Signora
Location	Borivali East	Borivali East	Andheri
Whether approved by SBI?			
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule 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	39	314	111
House Loan taken Through SBI (No.of flats)			
Date of Occupancy Certificate	2022	2020	2022
Date of conveyance			
Total units Financed by SBI			
12	Details of the Present Project		
Project Name	PARADIGM ANANTAARA		
Location with Survey Nos.	FP No 526 pt & 531 of TPS Borivali III		
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*	NA		

(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	
Status of encumbrance of the project land	
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	HDFC, ICICI BANK, AXIS BANK, TATA CAPITAL
Month & Year of Commencement of Construction	April 2022
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Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	There is no wing, the structure is G+11P+ 12th to 41th is residential and per floor it has 8 flats and 2 Stair Case and this tower has 5 lifts.
Total built up area of the project, in Sq. Mt.	1,83,149 sft
No. of Dwelling Units in the project	238
No. of units sold in the project	15
No. of units Funded by SBI in this project and	
Expected business from this project	
Details of Development Agreement and POA if any	
Status of receipt of approvals from Local Bodies/ Urban	

Development Authority	SRA		
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
2 BHK	127	1.97 Cr	250 Cr
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Total Project Value			Rs.655 Cr
14 Whether credit facility enjoyed With any bank Then please Fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	- Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement*		
Bank Account Details for Flat Cost <ul style="list-style-type: none"> Bank account Number : 57500000955248 Name of Account Holder : SILLP Anantaara Collection Escrow Account Account Type : Escrow A/c Name of Bank : HDFC Bank Ltd Branch Name : S'ana Building, Linking Road, Santacruz West , Mumbai 400054 Branch City : Mumbai IFSC : HDFC0000079 			
Bank Account Details for GST Cost <ul style="list-style-type: none"> Bank account Number : 50200071049639 Name of Account Holder : M/S. SHUBHYUVI INFRASTRUCTURE LLP STATUTORY Account Type : Current A/c Name of Bank : HDFC Bank Ltd Branch Name : S'ana Building, Linking Road, Santacruz West , Mumbai 400054 Branch City : Mumbai IFSC : HDFC0000079 			



Name of the authorized signatory: - **Ram Reddy**
 Designation of the authorized signatory: - **Chief Manager Credit**
 Contact Number: -7045689414
 Email ID: - ram@foster-fs.com
 Date: - 4th November 2023



Anantaara

Client Name :-		30-Oct-2023	
Date of Booking		Configuration	
Floor No		14	
Flat No		1404	
Typology		3 BHK-Luxury	
Number of car parks		2	
Area Carpet Area		SQ.MTR 825.67	
Built Area		104.51	
Silled Area		3.90	
Total Area		115.20	
Total Area		1240.00	
PARTICULARS		Amount	
Flat Cost (A)		3,75,60,000	
Stamp Duty		22,53,600	
Registration Charges		30,000	
GST (5%)		18,78,000	
Total Taxes (B)		41,61,600	
Legal Charges, Society Charges, Electric and Water Meter Deposit		1,00,000	
* MIGI		610	
Share Money		30,000	
Society Apex body Formation		7,00,000	
Development and Infrastructure Charges		7,00,000	
Total Possession charges (C)		8,30,610	
GRAND TOTAL (A + B + C)		4,25,52,210	

PAYMENT SCHEDULE					
Payment Schedule	% of A.V	Gross Amt	TDS Amt	Net Amt	GST
On Booking	10%	37,56,000	37,560	37,18,440	1,87,800
On or before Registration (30 Days from Booking)	10%	37,56,000	37,560	37,18,440	1,87,800
On Completion of Foundation	10%	37,56,000	37,560	37,18,440	1,87,800
On Completion of Plinth	5%	18,78,000	18,780	18,59,220	93,900
On Completion of 5th Slab	5%	18,78,000	18,780	18,59,220	93,900
On Completion of 10th Slab	5%	18,78,000	18,780	18,59,220	93,900
On Completion of 15th Slab	5%	18,78,000	18,780	18,59,220	93,900
On Completion of 20th Slab	5%	18,78,000	18,780	18,59,220	93,900
On Completion of 25th Slab	5%	18,78,000	18,780	18,59,220	93,900
On Completion of External Plaster of the said apartment	10%	37,56,000	37,560	37,18,440	1,87,800
On Completion of Flooring of the said apartment	5%	18,78,000	18,780	18,59,220	93,900
On Completion of Internal Plumbing of the said apartment	5%	18,78,000	18,780	18,59,220	93,900
On Possession/OC	5%	18,78,000	18,780	18,59,220	93,900
Total	100%	3,75,60,000	3,75,600	3,71,84,400	18,78,000

Note	
1) The Above Taxes & charges are subject to change as per Govt. notification. Any increase in & for any additional taxes / charges other than those mentioned above will solely be borne by the customer & the developer shall not be liable to bear the same.	
2) Developer reserves the right to change the above information to comply with applicable laws without prior notice to customer.	
3) Carpet area mentioned above is as per the definition under Real Estate Regulatory & Development Act, 2016.	
4) Stamp Duty & registration. Subject to Market Value Or Agreement Value Whichever is higher	
5) Agreement stamping and Handling Charges of INR 15000/- to be Payable by Customer at the time of Registration.	
6) Advance maintenance at the time of possession shall stand payable to ensure upkeep of the premises for a period of 12 months @ Rs.15 per month on Total area. This is an indicative amount, the actual amount shall be calculated at the time of offer of possession.	
7) Registration of Sale Agreement to be done by customer on completion of 10% of the agreement value as per Real Estate Regulatory and Development Act, 2016.	
8) Miscellaneous and Conveyance Charges as per actuals to be paid at the time of Registration.	
9) Cheque to be made in favour of "SILLE AMANDA PARK COLLECTION ESCROW ACCOUNT"	
10) TDS to be paid by the Customer directly to Income Tax Department on or before 30th of the next successive month of English Calendar. Web link: https://www.incometax.gov.in/iec/foportal/	
11) This Cost Sheet Agreed by the client to GST rebate already passed in aforesaid price	
12) GST on possession charges will be payable as applicable rate at the time of possession	

First Applicant Signature	Second Applicant Signature	Sales Manager Name and Signature
---------------------------	----------------------------	----------------------------------

Anantaara

Client Name :-		30-Oct-2023	
Date of Booking		Configuration	
Floor No		14	
Flat No		1402	
Typology		2 BHK-Dptima	
Number of car parks		1	
Rent Carpet Area		SC/MTR	SC/FT
		81.17	680.00
Deck Area		0.00	0.00
Allied Area		1.77	19.00
Total Area		64.94	699.00
PARTICULARS			
		Amount	
Flat Cost (A)		1,96,73,000	
Stamp Duty		11,80,380	
Registration Charges		30,000	
GST (5%)		9,83,650	
Total Taxes (B)		21,94,030	

Legal Charges, Society Charges, Electric and Water Meter Deposit + MIGL		1,00,000
Share Money		610
Society/Apex Body Formation		30,000
Development and Infrastructure Charges		4,50,000
Total Possession charges (C)		5,80,610
GRAND TOTAL (A + B + C)		2,24,47,640

PAYMENT SCHEDULE					
Payment Schedule	% of A.V.	Gross Amt	TDS Amt	Net Amt.	GST
On Booking	10%	19,67,300	19,673	19,47,627	98,365
On or before Registration (30 Days from Booking)	10%	19,67,300	19,673	19,47,627	98,365
On Completion of Foundation	10%	19,67,300	19,673	19,47,627	98,365
On Completion of Plinth	5%	9,83,650	9,837	9,73,814	49,183
On Completion of 5th Slab	5%	9,83,650	9,837	9,73,814	49,183
On Completion of 10th Slab	5%	9,83,650	9,837	9,73,814	49,183
On Completion of 15th Slab	5%	9,83,650	9,837	9,73,814	49,183
On Completion of 20th Slab	5%	9,83,650	9,837	9,73,814	49,183
On Completion of 25th Slab	5%	9,83,650	9,837	9,73,814	49,183
On Completion of 30th Slab	5%	9,83,650	9,837	9,73,814	49,183
On Completion of External Plaster of the said apartment	10%	19,67,300	19,673	19,47,627	98,365
On Completion of Flooring of the said apartment	10%	19,67,300	19,673	19,47,627	98,365
On Completion of Internal Plumbing of the said apartment	5%	9,83,650	9,837	9,73,814	49,183
On Possession/OC	5%	9,83,650	9,837	9,73,814	49,183
Total	100%	1,96,73,000	1,96,730	1,94,76,270	9,83,650

Note

- The Above Taxes & charges are subject to change as per Govt. notification. Any increase in & /or any additional taxes / charges other those mentioned above will solely be borne by the customer & the developer shall not be liable to bear the same.
- Developer reserves the right to change the above information to comply with applicable laws without prior notice to customer.
- Carpet area mentioned above is as per the definition under Real Estate Regulatory & Development Act, 2016.
- Stamp Duty & Registration Subject To Market Value Or agreement Value Whichever is higher
- Agreement Scanning and Handling Charges of INR 15000/- to Be Payable By Customer at the time of Registration.
- Advance maintenance at the time of possession shall stand payable to ensure upkeep of the premises for a period of 12 months @ Rs. 15 per month on total area. This is an indicative amount, the actual amount shall be calculated at the time of 'offer of possession'.
- Registration of Sale Agreement to be done by customer on completion of 10% of the agreement value as per Real Estate Regulatory and Development Act, 2016.
- Miscellaneous and Conveyance Charges as per actuals to be paid at the time of Registration.
- Check to be made in favour of 'SILPZANANDA PARK COLLECTION ESCROW ACCOUNT'.
- TDS to be paid by the Customer directly to Income Tax Department on or before 30th of the next successive month of English Calendar. Web link: <https://www.incometax.gov.in/efilingportal/>
- This Cost Sheet Agreed by the client to GST rebate already passed in aforesaid price.
- GST on possession charges will be payable as applicable rate at the time of possession.

First Applicant Signature _____ Sales Manager Name and Signature _____

हक्काचे पत्रक (गौ. न. नं. ६)

मौजे : 333/334
तालुका : बोरीवली

नदणोचा अनुक्रम नं.	हक्काचा प्रकार	फेरफार झालेले स.नं. दि.नं.	तपासणी अंमलदारांची सही किंवा शेग
308	पुणेचा नवदण्डाचा बाबतचा विवेकाचा व मजग आसुन रवांचे ठिकाणी वाक्य	29/9	<u>बोरीवली</u>
	वुबाळी अन्वि बाबतले 570000/100	29/9	<u>बोरीवली</u>
	बाबतले दरवाजे बाबतले 9 बाजो	29/9	<u>l.f.</u>
	बाबतले दरवाजे.	22/9	<u>बाबतले.</u>
		22/9	<u>बाबतले</u>
		22/9	<u>बाबतले</u>
		5807	<u>बाबतले</u>
		07/9	<u>18/11/57</u>

असल बखुक्रम खरी नक्कल रजु असे.
तयार तारीख 01/02/2022

तमाशी देवा एकसर
तालुका - बोरीवली

हक्काचे पत्रक (गो. न. नं. ६)

पौजे :- जुलै २०२०
 तालुका :- कोरोवली

पेंदणीचा अनुक्रम नंबर	हक्काचा प्रकार	फेरफार झालेले स.नं. दि.नं.	तपासणी अंमलदारांनी सही किंवा शपथ
३५७६	<p>सर्विसावर ३/३/२०२० रोजी वावायत कार्यालयाचे नांव डी.आ.क. ३ (अ) इलाहाबाद मंडळ मंडळीन यरवका ठरले.</p> <p><u>Saxxx</u> Talathi</p>	<p>२२/६</p> <p>मंडळी</p> <p>५०</p>	<p>रुपबसही</p> <p>स.नं. ७/५/२२</p> <p><u>Saxxx</u> C.F. Certified <u>Saxxx</u> M. Boinvali ९/५</p>

असल बाहुकूम खरी नक्कल रजु असे.
 तयार तारीख ०१/०२/२०२२

(Signature)
 तालुकाधिकारी एकसर
 तालुका - बोरीवली

हक्काचे पत्रक (पो. न. नं. ६)

पौजे :- मुदवारस
तालुका :- कोरियावडी

नंदाणीचा अनुक्रम नंबर	हक्काचा प्रकार	फेरफार झालेले स.नं. फ.नं.	तपासणी अंमलदाराची सही किंवा शेरा
9009	<p>स.नं. 11/159 वाकसाने स्थापित कुठ्ठाळावापर वाक्या अंतर्गत हे सन 9009 खासो माराग झाले आहेत. त्याच वाक्या वेल मुळाव्या 1) खिवाक वावापन 2) खोळावापर वावापन असे आहेत परंतु ले अख्यान उमरदयामुळे अ.पा.कु. आई वावुवाक वावापन अंतर्गत त्या आहेत करील त्यांचे वुके नव्हताने नांव बदलले गेले.</p>	<p>22/6 7 , मुळा मुळा नाम</p>	<p>तपासणी अंमलदाराची सही किंवा शेरा वकीवज्ज स.नं. 11/159 वाक्या वाक्या C-1.B. 21/159 D. F. Jabab. Certified Sdxxx 9/2/59</p>
	<p>Sdxxx Talathe</p>		

असल बारुकूम खरी नक्कल रजु असे.
तयार तारीख 01/02/2022

कु
तलाठी सहा एकसर
तालुका - कोरियावडी

2084

ला. 4/3/59 वरी वदत - वायव्य

विदेशी उद्योगी वित्त संस्थांचे वायव्य
हस्तांतरणाचे नावे आहे ती वदत

उद्योगी उद्योगी वित्त संस्थांचे वायव्य

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वेदत (वरी वदत नावे)

Signature
Date

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ला. 9/3/59 वरी वदत - वायव्य

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ला. 9/3/59 वरी वदत - वायव्य

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हक्काचे पत्रक. (पो. न. नं. ६)

पौजे :- मुकसस
तालुका :- बाकिवली

नंदाणीचा अमुकम संर	हक्काचा प्रकार	फाफार झालेले स.नं. दि.नं.	तपासणी अमलदाराची सही किंवा शंरा
2224	सविश्व २०१७ वर्ष लो.ह. नवजुन बाकिवली हखन कुलेल्या स्वोनेबरेवा जमिनीस कुलेव्हनुन इगेमसो डांगडाई आ. डावायस बाळाजी होयकोले वसकर डाकिनीया ट्याबा वस्माक कांज कोदाने डाकिन माणक डी.डांगकर बाळवडा चोडाके ह्यावस हिंला आहे. कधीला कुळ मजदूर ह्यांचे नांव वसकर डाकिनी परिके कुडी केले. जावान ट्या. ह.ने. R/S/R-161-62 20/9/22	२२/९ २ १ १/११/१ १/११ १/११	वेसाईवली २२/१/२२ २०/९/२२ २०/९/२२

असल बहुकूम खरी नक्कल रजु असे.
तयार तारीख ०१/०२/२०२२

तत्काली मुकसस
तालुका - बाकिवली

हक्काचे पत्रक (गं. नं. नं. ६)

पौजे :- मुकुंदराव
तापुका :- कोरीबली

नंदीचा अयुक्त नंबर	हक्काचा प्रकार	फेरफार झालेले स.नं. दि.नं.	तपासणी अंमलदागंची सही किंवा शेरा
(4472)	<p>सखी हाडावडा अवाडसमाकोडा मुस करवाल कोलेकी जामिन मा. विशेष मुसयादन आठुकोरी कु. २ मुंबय महानगर जिल्हा याचे वडील अवाडसमाक मा. SR-258 सात मुंबय महानगर या निष्ठा 9/9/80</p> <p>वेवकाचे अंधान सखी संयादन कोलेकी मुस सधर जामिन मुंबय महानगर या निष्ठाचे जोव करवाल कोली अन्स. नाद अवाडसले व सखी 9/8/79 जो साक यावली व साकुका अवाडस मा. 1092/80 19/9/80</p>	<p>२९/६</p> <p>मुधरा</p> <p>मुध</p>	<p>अवाडसमाकोडा MA9/BR-258 9/9/80</p> <p>सखी साक यावली दिलाक 9/8/79 जो पाहिली</p> <p>जंजूर २६xxX 26/6/81 मं००० वि.सं.क कोरीबली.</p>

असल बहुकूप खरी नक्कल रजु असे.
तयार तारीख ०१/०२/२०२२

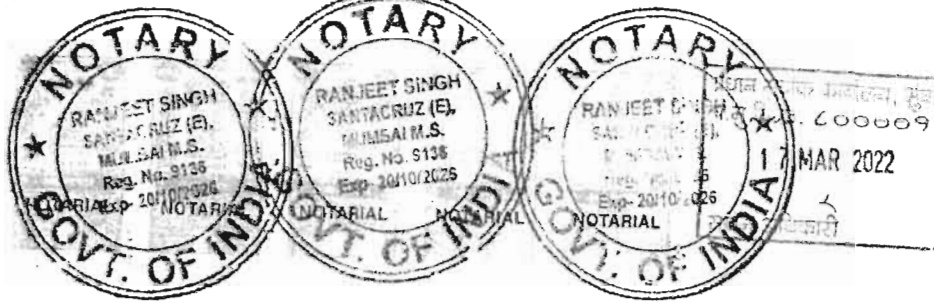

 तपासणी सखी एकस
तापुका - कोरीबली



महाराष्ट्र MAHARASHTRA

2022

05AA 30857



FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration Shubhyvi Infrastructure LLP, a Limited Liability Partnership, incorporated under the provisions of Limited Liability Partnership Act, 2008 and having its registered office at 201, Nivan, CTS No. E/751, S.V.Road, Khar (West), Opp. Podar International School, Mumbai - 400052 through its Partner, Mr. Swadesh Kumar Anand, hereinafter referred to as the Promoter of property being all that piece and parcel of land and ground bearing



047177

जोडिवर-१ / Annexure - I

वक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

24 MAR 2022

DECLARATION



१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक

२. मुद्रांक विकत प्रेषणाचे नांव, रहिवासाचा पत्ता व पत्ती

३. भावनाधारक मुद्रांक विक्रेत्याची सही

४. भावनाधारक क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

५. ताना क्रमांक ८०००११

६. मुद्रांक विक्रीचे ठिकाण / पत्ता: सी. कांचन हर्षद थोंगळे

७. पत्ता: २, झिडोप न. ४, खेरनगर, कोलगेट मैदानासमोर,

८. मुद्रांक मंदिराजवळ, वांद्रे (२), मुंबई - ४०० ०५२.

९. न्यायालय / न्यायालयासमोर सादरकरणेसाठी

१०. मुद्रांक विक्रीचा आदेश / आदेश (शासन आदेश दि. ०१/०७/२००४ नं

११. भावनाधारक क्रमांकी मुद्रांक शुल्क खरोदी केला त्यांनी त्याच कारणासाठी

१२. प्रमाणपत्रासून द नोंदवहीत वापरणे बंधनकारक आहे.

दिनांक १२/०८/२०२०

Shubhyuvi Infrastructure LLP
201, 2nd Floor, Nivan S. V. Road,
Khar (West), Mumbai - 400 052





Final Plot No: 526(pt) & 531, admeasuring 5110.28 sq.mtrs or thereabouts, situated, lying and being at Village Borivali, Taluka Borivali, at Lakshman Narayan Bhandari Marg, Chikuwadi Road, Borivali West, Mumbai 400092, in the Registration District and Sub-District of Mumbai Suburban, ("hereinafter referred to as the "proposed project") do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the land on which the development of the proposed project is being carried out and a legally valid authentication of title to develop such land along with an authenticated copy of the agreement between such occupants/owner and promoter for development of the proposed project is enclosed herewith ..
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by **Shubhyuvi Infrastructure LLP**, the Promoter herein, shall be on or before 31st March, 2027 subject to Force Majeure events as listed in The Real Estate (Regulation and Development) Act, 2016;
4. (i) That seventy per cent of the amounts to be realized 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be





Verification

The contents of our above Affidavit are true and correct and nothing material has been concealed by us therefrom

Verified by us at Mumbai on this 5th Day of April, 2022.

Deponent

Shubhyvi Infrastructure LLP
Through its Partner
Mr Swadesh Kumar Anand

)
)
) *Swadesh Kumar Anand* 



BEFORE ME

Ranjeet Singh
RANJEET SINGH
M.Sc.LL.B.

NOTARY
MAHARASHTRA
GOVT OF INDIA

- 5 APR 2022



SLUM REHABILITATION AUTHORITY

No.: RC/MCGM/0023/20210505/AP/CB

Date: 16 OCT 2023

To:
Architect,
M/s Aspire Architects & Consultants,
Ground floor, Kumadini bldg.,
7th Rajawadi road, Rajawadi,
Ghatkopar (East), Mumbai - 400 077.

Sub: Amended plans for Composite Bldg. proposed under S.R. Scheme on slum plot bearing F.P. No. 526 (pt) & 531 of TPS No. III, Laxman Bhandari Marg, Chaudhari Road, Borivali West, Mumbai-400092 in R/C ward, for "Gaodevi Raviyasi SRA CHS (Prop.)", under Reg. 33(10) of DCPR-2034.

Ref: Your letter dtd. 11/10/2023.

Sir,

With reference to above, the amended plans submitted by you for Composite Bldg. a/ref. is hereby approved by this Office subject to following condition.

1. That all the conditions of LOI u/no. RC/MCGM/0023/20210505/LOI dtd. 05/10/2021 & subsequent Revise LOI dt. 10/10/2023 shall be complied with.
2. That all the conditions of IOA u/No. RC/MCGM/0023/20210505/AP/C dtd. 06/12/2021 shall be complied with.
3. That you shall submit revised Structural drawings and calculations before asking further CC.

One set of amended plans is returned herewith as token of approval.

Yours faithfully

Executive Engineer
Slum Rehabilitation Authority

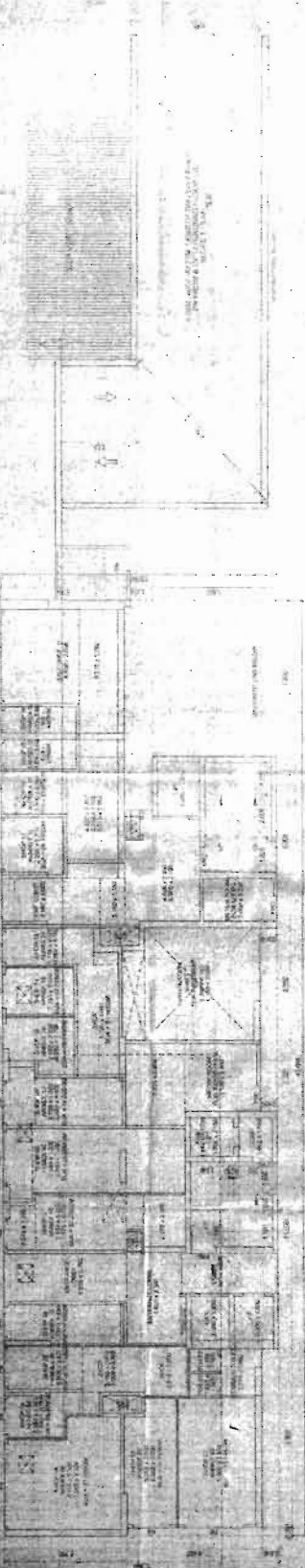
Copy to :-

1. M/s. Shubhyavi Infrastructure LLP
2. H.E. of MCGM.

Executive Engineer
Slum Rehabilitation Authority



APPROVED FOR THE CITY OF LOS ANGELES
 BY THE CITY ENGINEER
 DATE: 11/15/1911

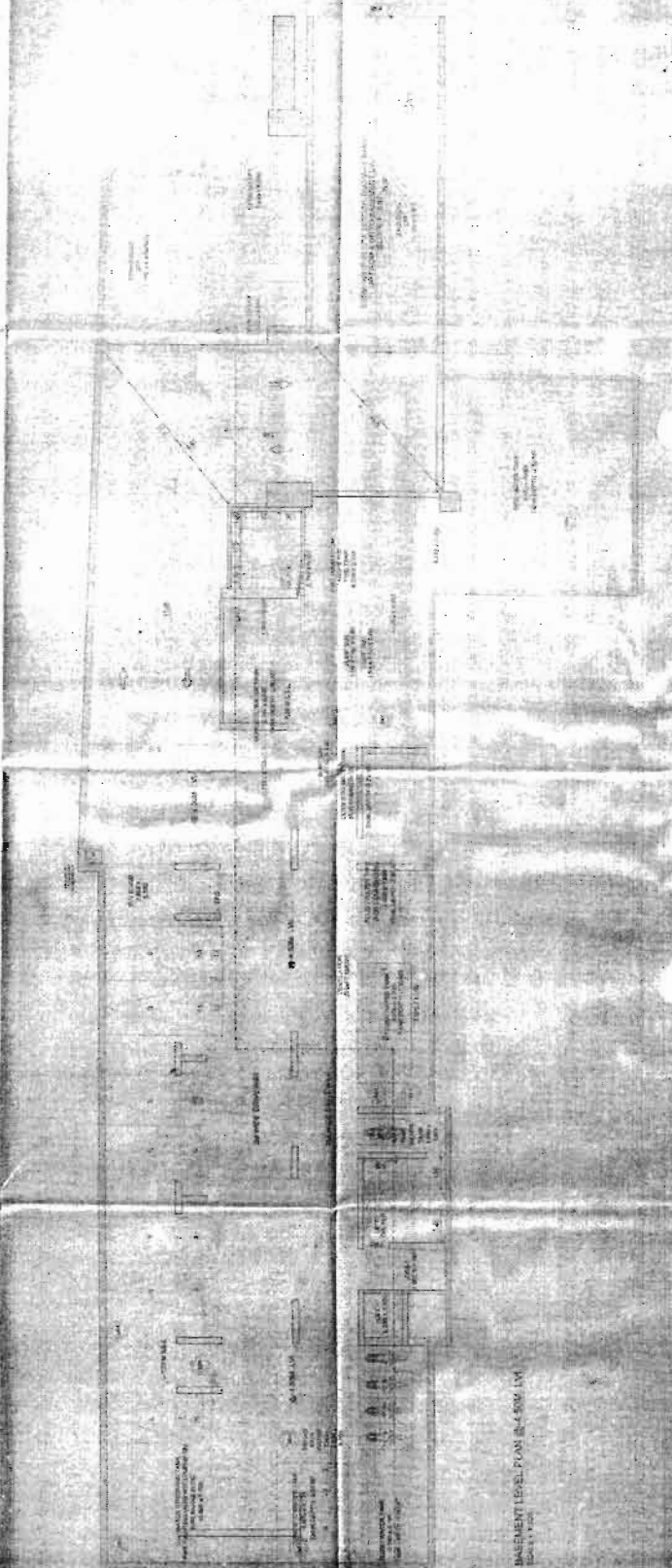


FIRST FLOOR PLAN - 1/4" = 1'-0"

PROFORMA - B
 CONTENTS OF THE SET

STAMP OF DATE OF RECEIPT OF PLAN

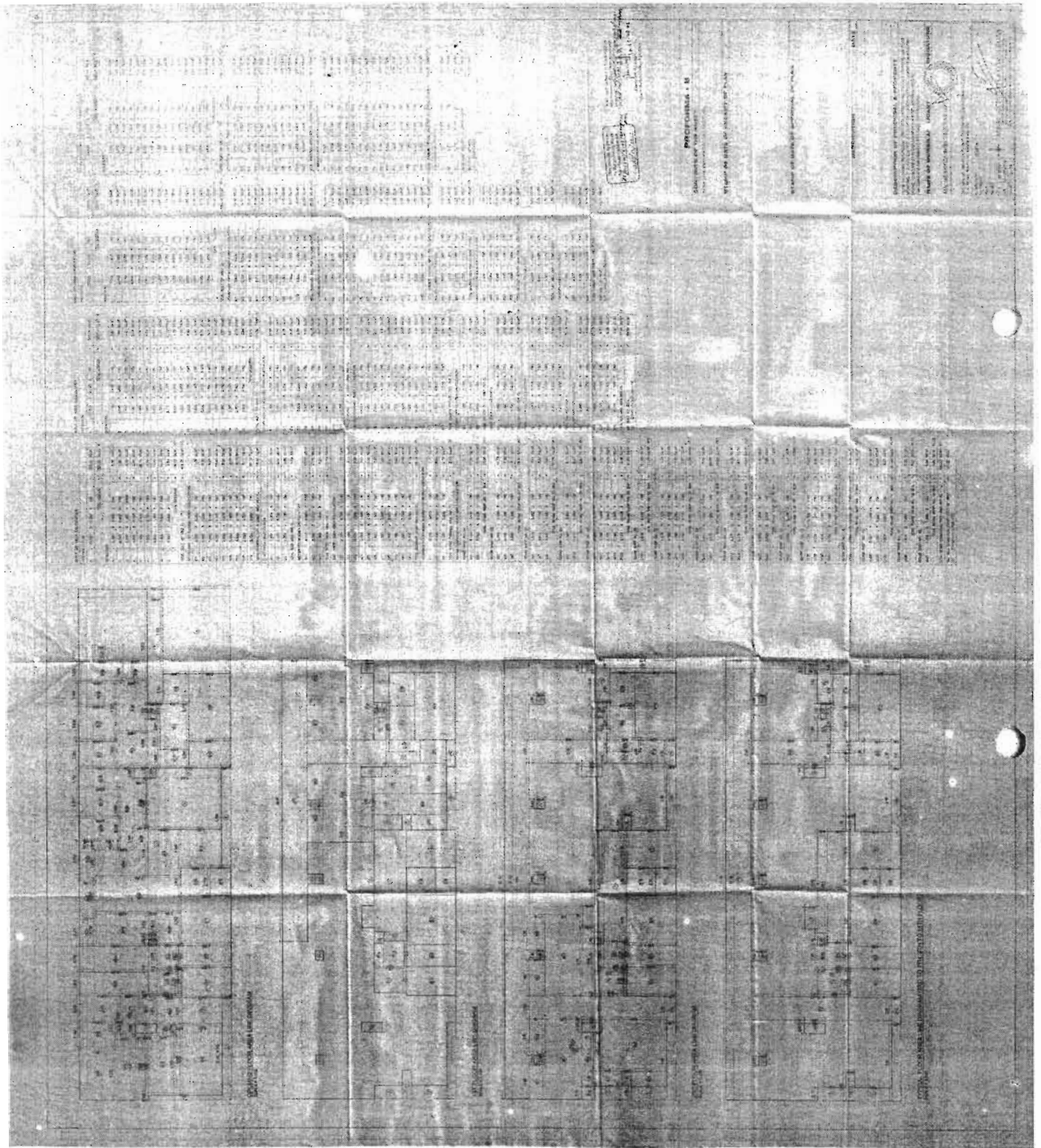
STAMP OF DATE OF APPROVAL OF PLAN



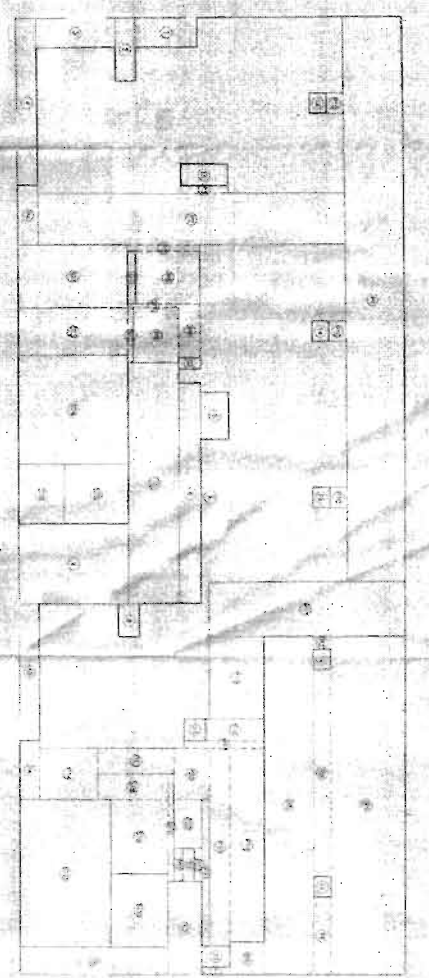
BASEMENT LEVEL PLAN - 1/4" = 1'-0"

DESCRIPTION OF PROPOSED IMPROVEMENTS
 THIS SET OF PLANS SHOWS THE PROPOSED IMPROVEMENTS TO THE EXISTING BUILDING AS SHOWN ON THE PLANS OF THE CITY ENGINEER'S OFFICE. THE IMPROVEMENTS CONSIST OF THE REVISIONS SHOWN ON THESE PLANS.

NAME OF ENGINEER
 ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
 DATE 11/15/1911 BY 1043/1043



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8TH FLOOR APPELLINE DIAGRAM (REFUGE FLOOR)

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 16/12/2023
 16/12/2023

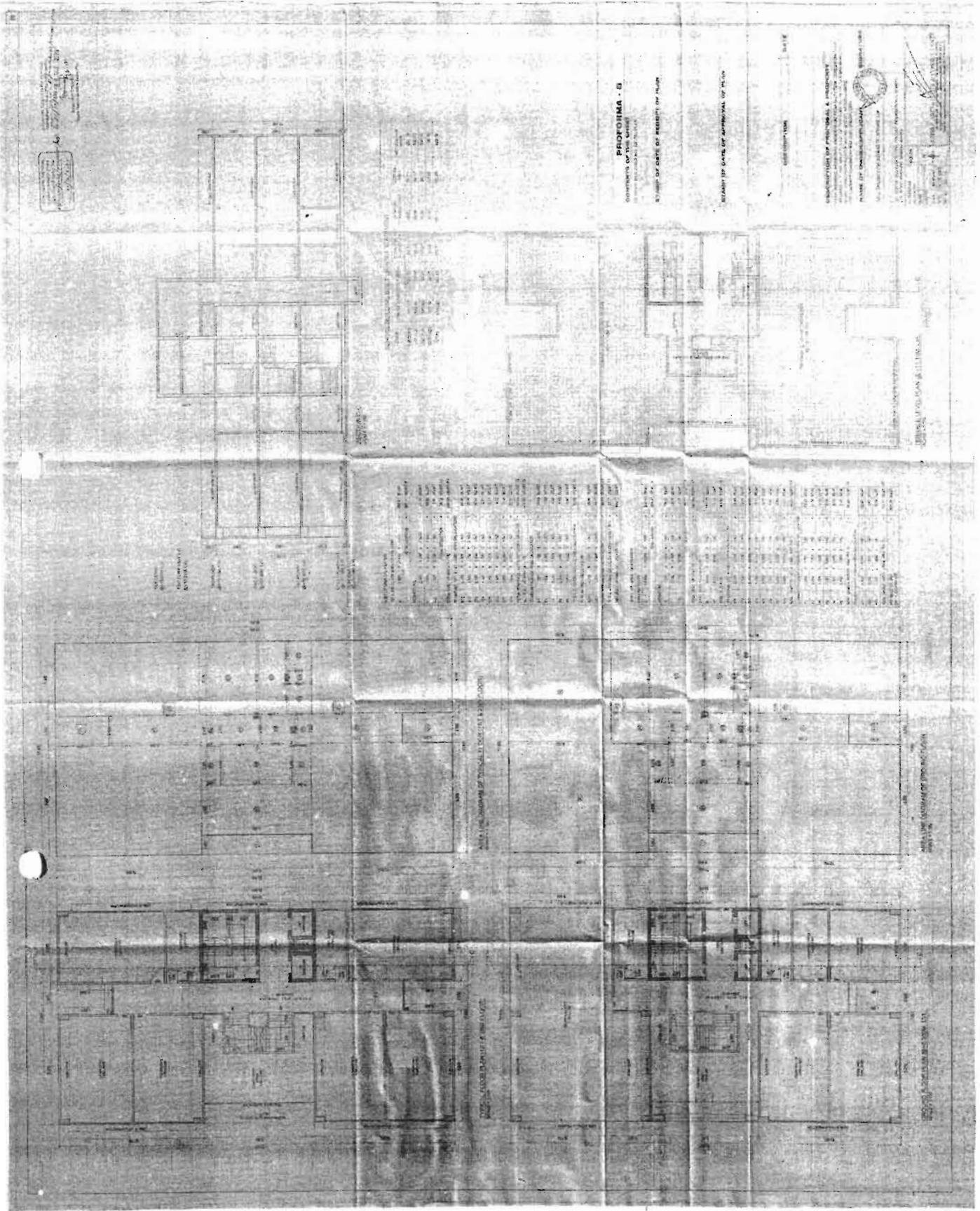
PROFORMA - E
 CONTENTS OF THE SHEET
 AREA UNDER PROFORMA - E: 100.00 SQ. M.
 STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF DATE OF APPROVAL OF PLAN

DESCRIPTION DATE

DESCRIPTION OF PROPOSAL & PROPERTY
 NAME OF OWNER/APPLICANT
 SIGNATURE

ASPIRE ARCHITECTS & CONSULTANTS
 10/10/2023



PROYECTO - B
 GOBIERNO DE LOS ANGELES
 DEPARTAMENTO DE PLANEACION Y DESARROLLO URBANO

ESTADO DE CALIFORNIA DE RESERVA DE PLANO

ESTADO DE CALIFORNIA DE APROBACION DE PLANO

CONSTRUCCION

ESTADISTICA DE PROYECTO A. C. (CANTON)

PLANO DE CONSTRUCCION

ESTADO DE CALIFORNIA DE APROBACION DE PLANO

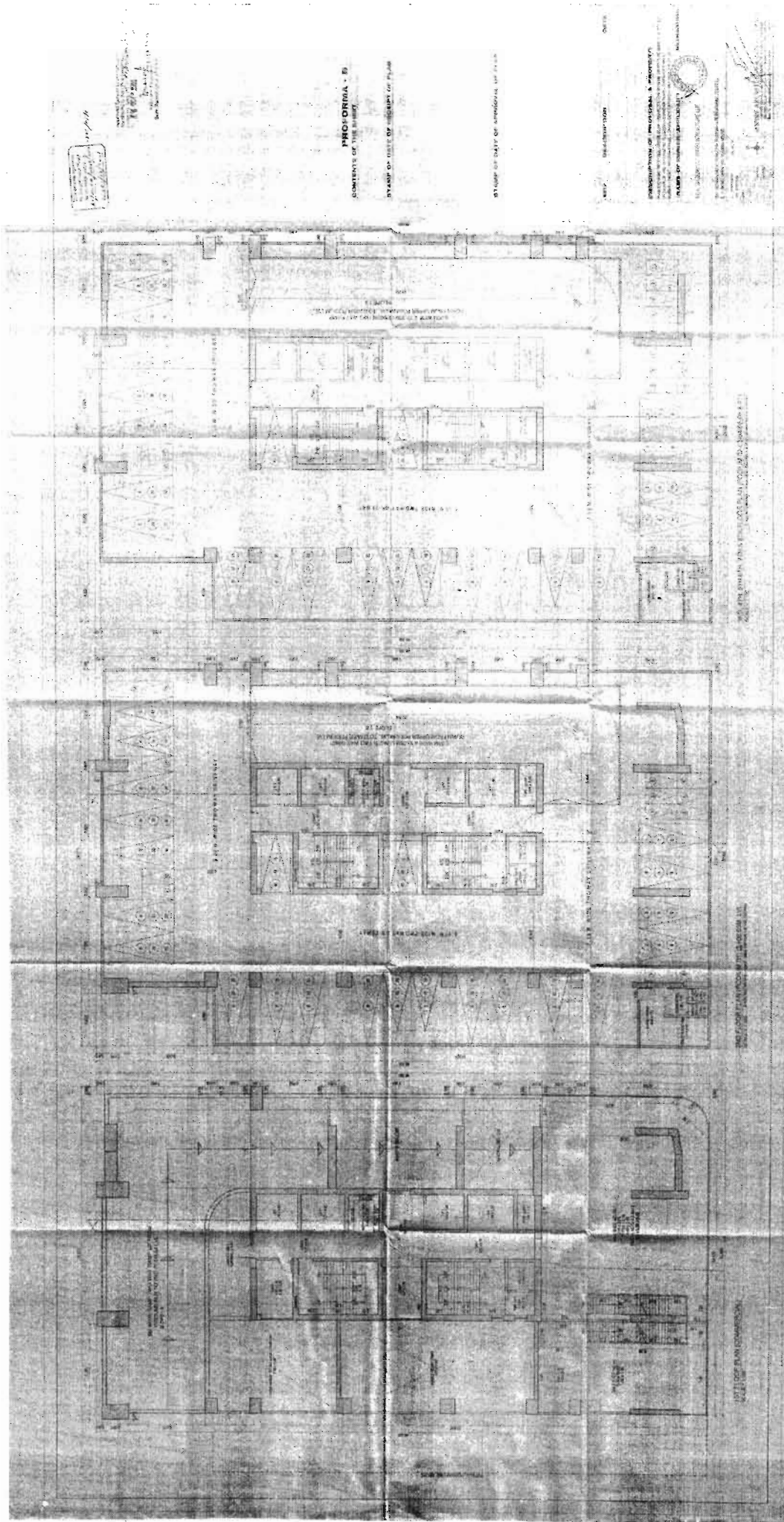
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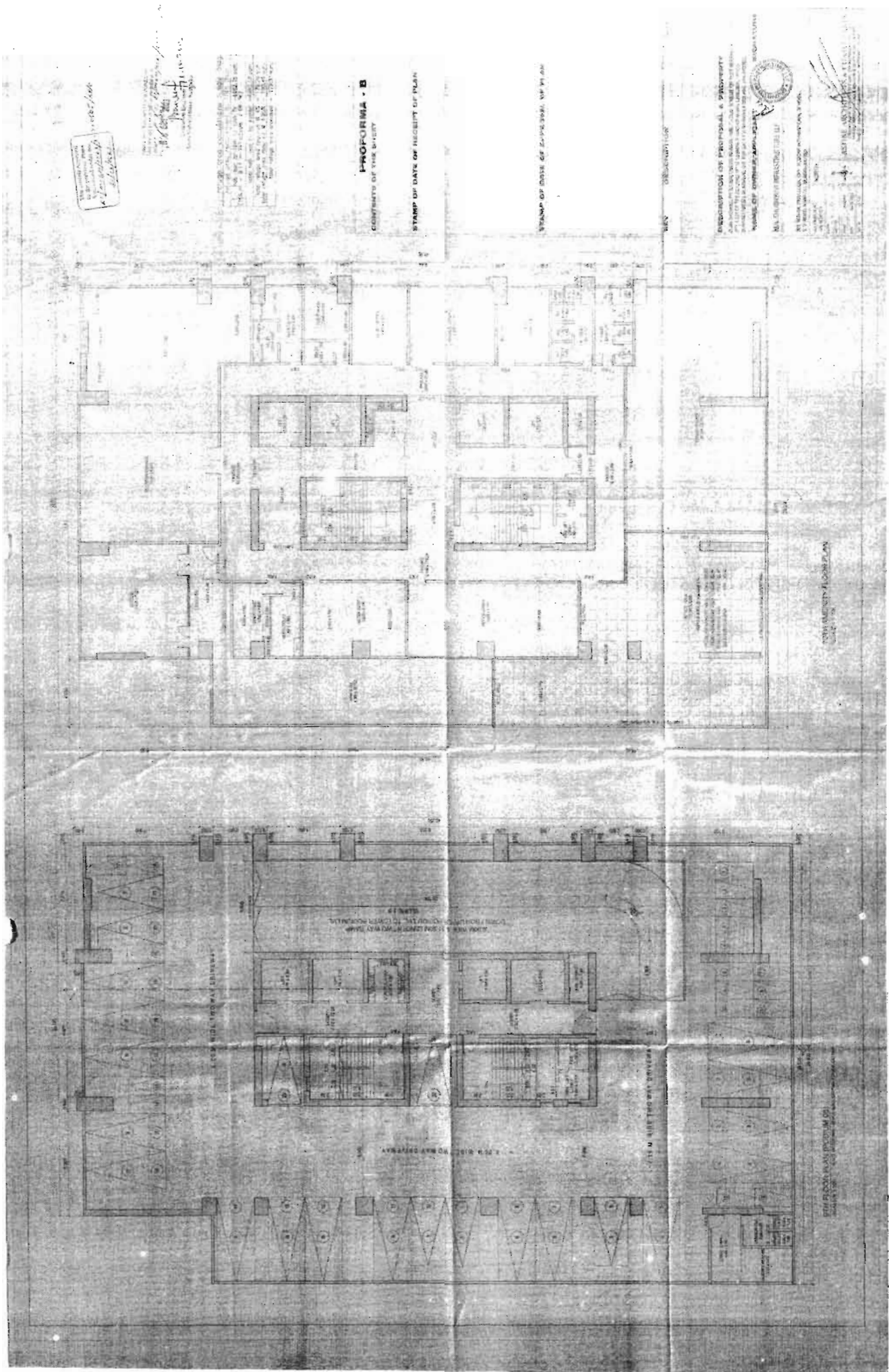


PROFORMA - B)
CONTENTS OF THE SHEET

BY ARCHITECT OF RECORD FOR PLAN

STAMP OF CITY OF ANIMONIA, MO. 1918

REGISTERED ARCHITECT
STATE OF MISSOURI
No. 12345 - 1918
J. H. BROWN
1000 Main Street
St. Louis, Mo.



10/15/55
 10/15/55
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PROFORMA - B
 CONTRACTS OF THE CITY

STAMP BY DATE OF RECEIPT OF PLAN

STAMP OF DATE OF EXPIRES OF PLAN

MIN. DISTRICT NO. 10

DEPARTMENT OF PLANNING & PROPERTY
 1000 MARKET STREET, SUITE 1000
 SAN FRANCISCO, CALIF. 94102
 PHONE: 555-3100
 FAX: 555-3100

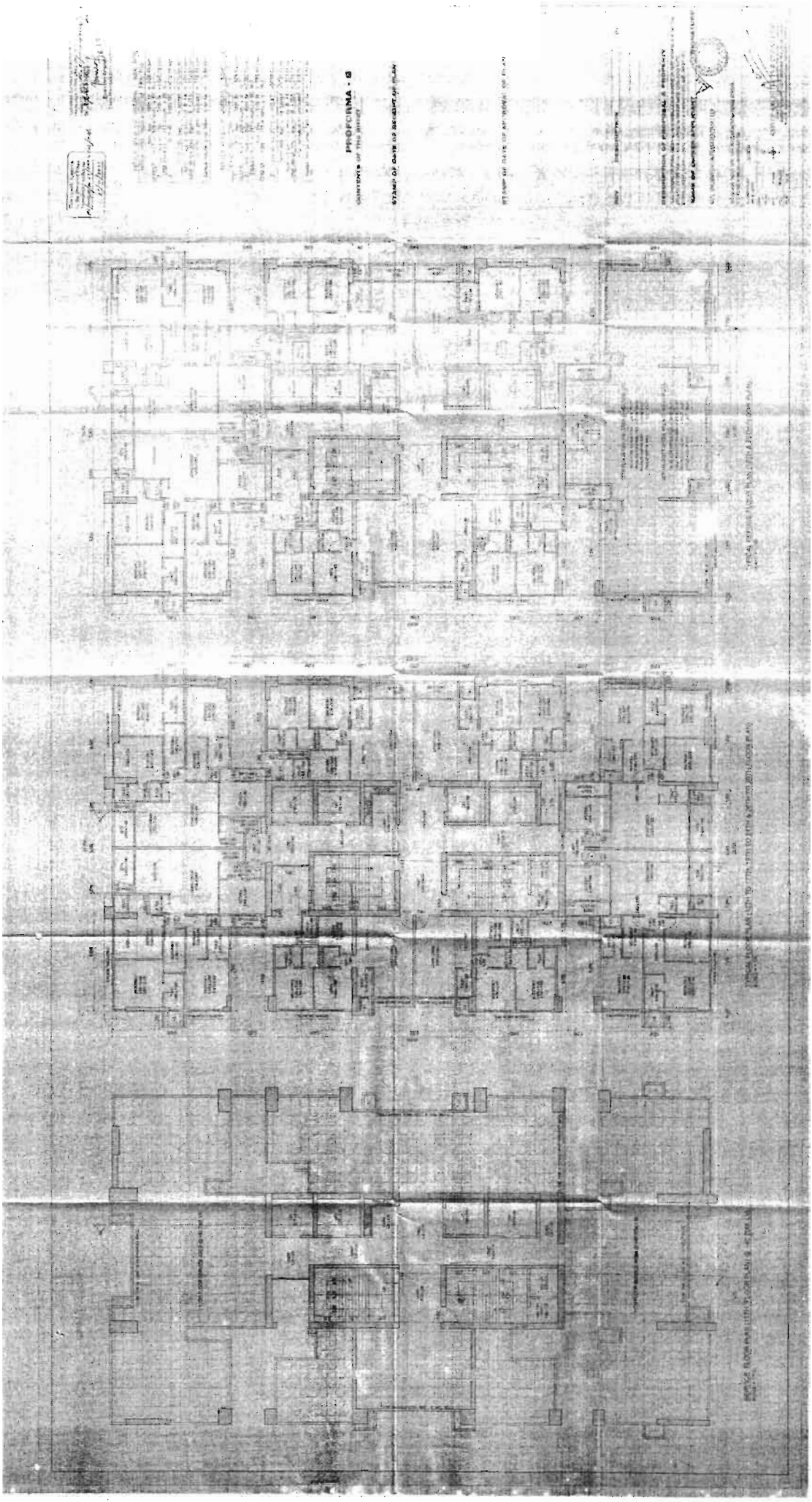


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PROGRAM - B
CONTENTS OF THE BIDDING

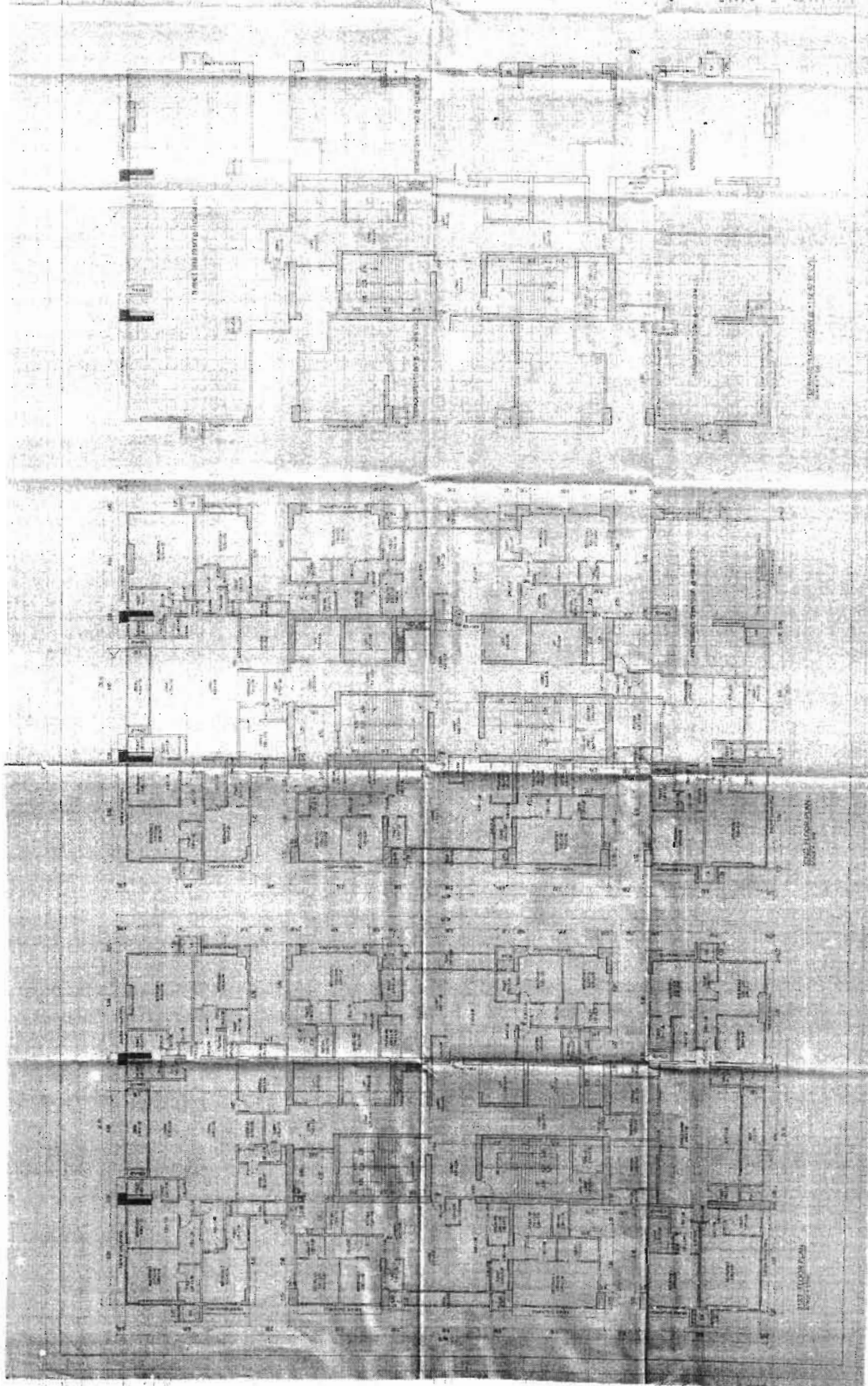
STAIR CASES AND ELEVATORS PLAN

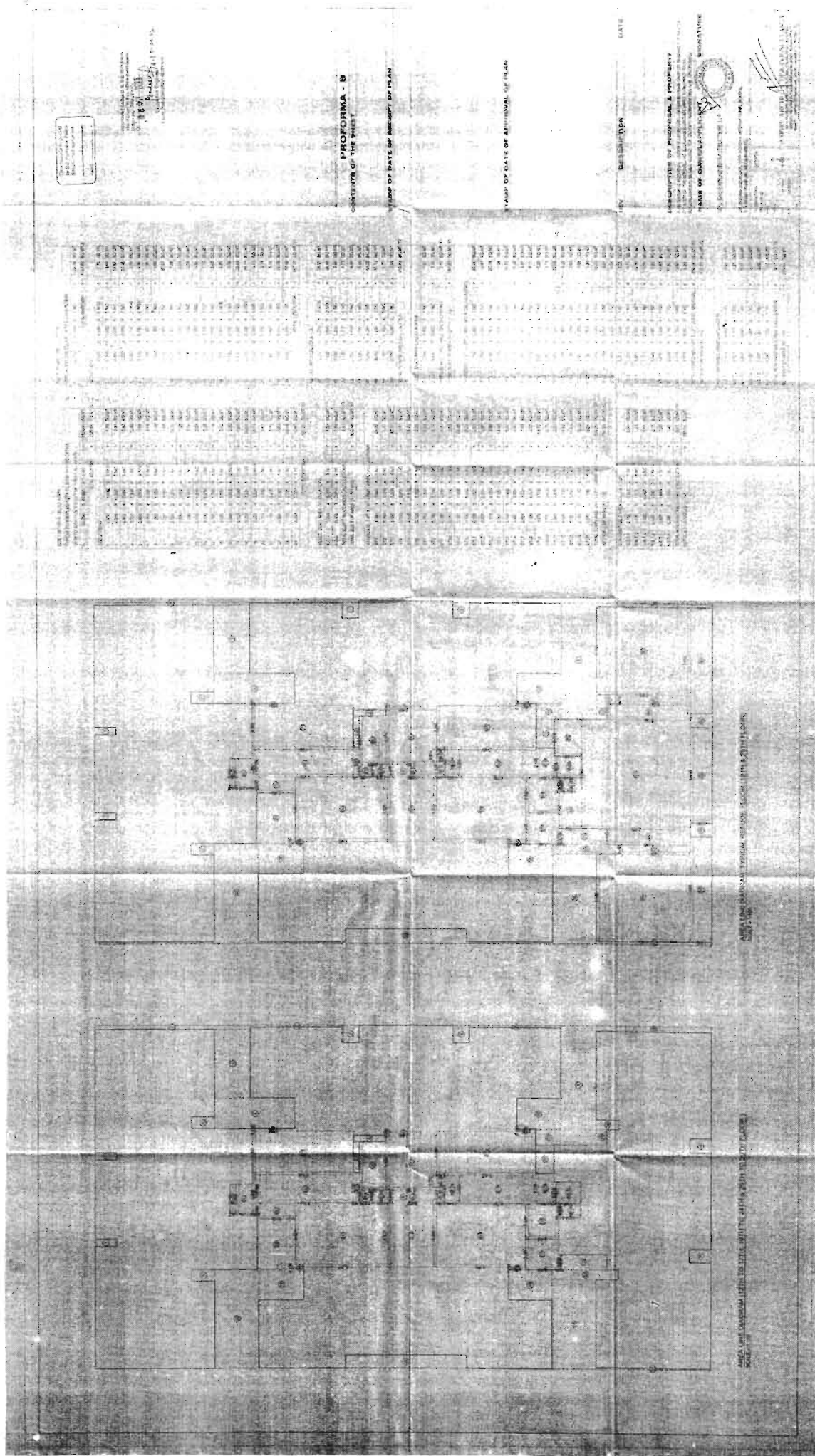
STAIR CASES AND ELEVATORS PLAN

REVISIONS

DEPARTMENT OF PUBLIC WORKS
BUREAU OF ARCHITECTURE
STATE OF CALIFORNIA

10/15/50
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PROFORMA - B
 CONTINUED OF THE PREVIOUS
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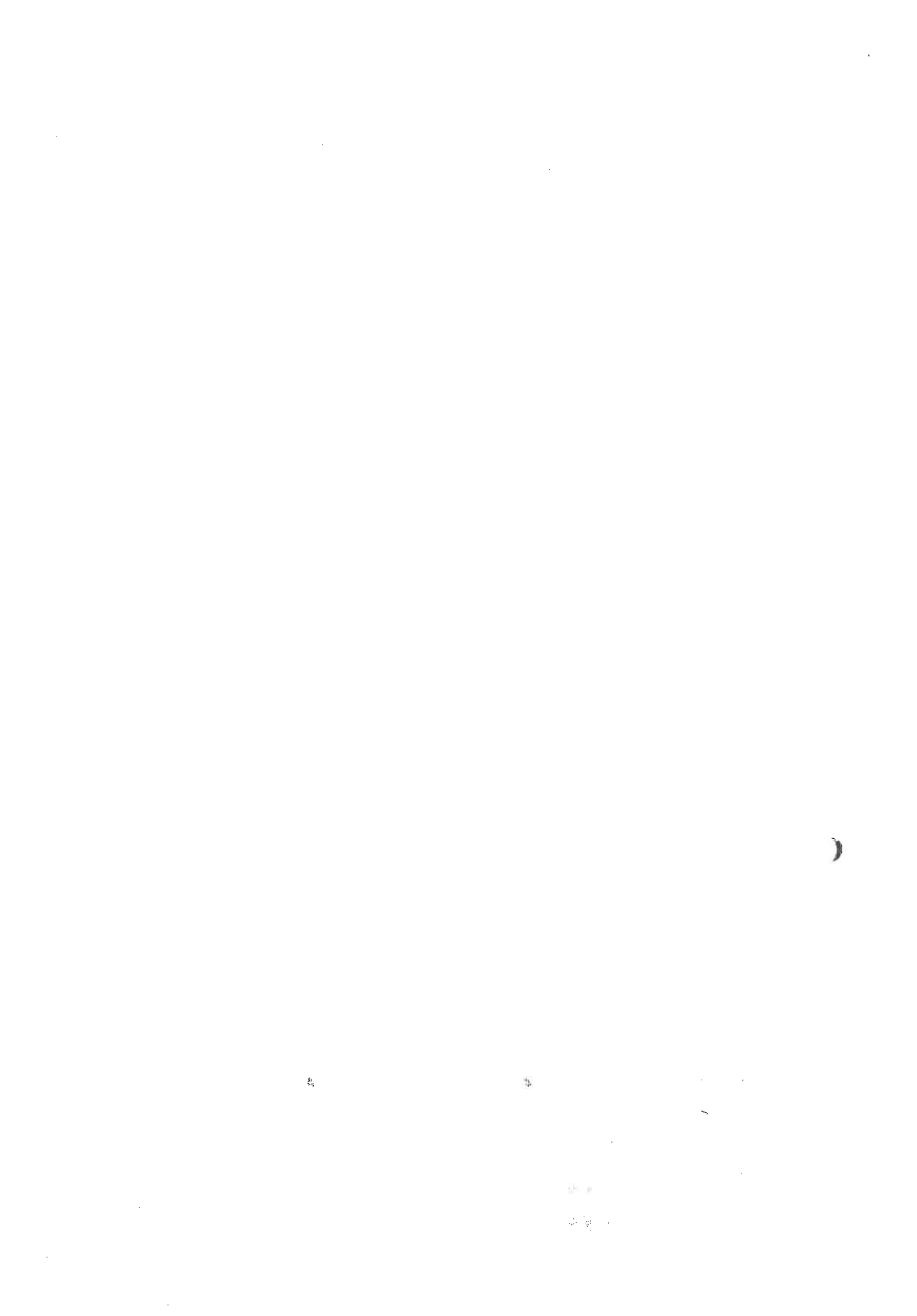
PROFORMA - B
 CONTINUED OF THE PREVIOUS
 SHEET

YEAR OF DATE OF APPROVAL OF PLAN

DATE
 DESIGNER
 DATE
 DESCRIPTION OF PROPERTY
 NAME OF OWNER/PROJECT
 SIGNATURE

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



AVVISKI 2573

To,

SHUBHYUVI INFRASTRUCTURE LLP

Kind Attn.: Mr. Ameya Tandulkar

Subject: All the piece and parcels of (a) land admeasuring 4809.08 square meters forming part of Final Plot No. 531 ("Final Plot No. 531") and (b) land admeasuring 301.20 square meters forming part of Final Plot No. 526 (part) ("Final Plot No. 526 (part)") admeasuring to an aggregate of 5110.28 square meters of Town Planning Scheme III, Borivali within the registration District and Sub-District of Mumbai Suburban, situate, lying and being at Lakshman Narayan Bhandari Marg, Chikuwadi Road, Borivali (West), Mumbai- 400 092 (hereinafter collectively referred to as the "said Land").

1. We have issued a Report on Title dated 18th April, 2022 bearing reference no.AVV/SK/0953 ("Original Report") to Shubhyuvi Infrastructure LLP (herein referred to as "Developers") in respect of the said Land.
2. Pursuant to the Original Report, we have been provided with the copies of documents, list of which is hereto annexed and marked as "Annexure A" (hereinafter referred to as "Documents and Records") with instructions to update the Original Report.
3. For the purpose of this Supplemental Report on Title, we have not issued Public Notice for inviting claims and objections from public at large with respect to the said Land. We have instead relied upon (a) Search Report dated 28th June 2021 issued by Mr. Ashish Javeri, Search Clerk for searches carried out by him in the office of the Sub-Registrar of Assurances in respect of the said Land (hereinafter referred to as the "Search Report") and (b) Public Notice dated 28th February, 2020 issued in 3 (three) newspapers being (i) Times of India (in English), (ii) Gujrat Samachar (in Gujrati) and (iii) Navshakti (in Marathi) inviting claims in respect of the said Land.
4. Based upon our perusal of the Documents and Records, we observe/ understand as follows:
 - i. By and under a Notification dated 6th July, 2023 issued by the Urban Development Department and bearing reference no. TPB-4323/51/



C.R.27/2023/UD-11, the Government of Maharashtra sanctioned the modification of reservation on Final Plot No. 531 from "Leisure Park (RSA3.7)" to "Municipal School (RE1.1)" and which more particularly described under the Notification dated 6th July, 2023;

- ii By and under a No Objection Certificate dated 19th July, 2023 issued by Brihanmumbai Municipal Corporation ("BMC") to (i) Gaondevi SRA CHS Limited ("Proposed Society"), (ii) the Developers and (iii) M/s. Aspire Architect and Consultants, the BMC granted their no objection with respect to the issuance of Annexure II for the slum rehabilitation scheme on the said Land subject to the terms and conditions more particularly described therein; The aforesaid NOC is subject to the following principal terms and conditions amongst others as reproduced herein under:

" 1. That SRA shall move the proposal of variation under section 92 of MR & TP Act, 1966 to Urban Development Department through Ch.E. (D.P.) of BMC for changing reservation of Municipal School and Play Ground as per T.P.S. -III Borivali on subject plot to Municipal School so as to bring reservation on subject land concurrent to the provisions of sanctioned D.P. 2034 of R/Central Ward as per U.D. Notification u/no. TPB - 4323 /51/ No. 27/2023 / Navi - 11 dated 06/07/2023 and shall be got finally approved from Urban Development Department.

2. That, built up amenity of Municipal School for 500 students adm. BUA of 1045 Sq. Mtr. shall be handed over to BMC. The planning of the Built Up amenity of Municipal School in the subject S.R. scheme shall be in such a way that development of Municipal School on balance Municipal school plot adm. 2119.20 sq.mt. shall be seamless and after entire development there will be one school building. Hence NOC for planning of Municipal School shall be seamless and after development there will be one school building. Hence NOC for planning of Municipal School shall be obtained from Dy. M.A. (SIC) as well as E.O. before granting C.C. by SRA.

3. That, developer to obtain plot boundary demarcation and area certification from DILR for SRA scheme of land admeasuring 2991.00 sq.mt. bearing FP No. 526 (Pt.) and 531, Borivali TPS - III at Laxmi Bhandari Marg, Chikuwadi Road, Borivali (West), Mumbai 400092

considered in Annexure -II and balance vacant plot adm. 2119.20 sq.mt. shall be vacated and made free of encroachment before granting C.C. for Rehab building by SRA.

6. That, the developer shall accommodate 62 eligible slum dwellers on this reserved plot at free of cost as well as 19 slum dwellers from adjoining D.P. road and shall handover 116 numbers of tenements of minimum Carpet Area 27.88 sq. mtr. each to BMC for allotment to Project Affected Persons (PAPs), as per the clarification received from UDD, Government of Maharashtra on 17.03.2020 under No. TPB-4319/377/C.No.178/2019/UD-11 to BMC before obtaining O.C.

9. That, SRA administration shall recover 25 % land premium of Rs.4,97,17,900/- as per SDRR 2023-24 from Developer in lieu of BMC land adm. 2991.00 sq.mt. included in SRA scheme and transfer the said land premium to BMC within 30 days as per clause 1.11 of 33 (10) of DCPR 2034. As well as, SRA administration shall also recover & transfer the difference in premium on account of increase in area of plot if any subject to demarcation & confirmation of DILR."

- iii. Thereafter, the BMC issued Annexure II dated 2nd August, 2023 recording eligibility and non-eligibility of the hut holders/ slum dwellers:
- iv. By and under a Revised Letter of Intent dated 10th October 2023 bearing reference No. RC/ MCGM/ 0023/ 20210505/ LOI ("Revised LOI") issued by SRA in favour of M/s. Aspire Architects and Consultants, as the Architect; (ii) Shubhyuvi Infrastructure LLP, as the Developer; and (iii) Gaodevi Rahivasi SRA CHS (prop), as the Society, the SRA permitted clubbing two schemes i.e., (i) Slum Rehabilitation Scheme being implemented on land bearing F.P. No. 383 of TPS-III at 24th Road, Village Shimpoli, Borivali (W), Mumbai – 400092 in R/C ward for 'Shiv Ganesh Sai SRA CHS Ltd.'; and (ii) Slum Rehabilitation Scheme being implemented on the Land. Some of the relevant features of the slum scheme to be implemented on the Land and as under the Revised LOI is as follows:

Sr. No.	Description	Area (in sq. mtrs.)
1.	Total Plot Area	5110.28
2.	Deductions for:	

	a) Road Set Back Area	nil
	Plot reserved for Reservation (RSA1.2) Municipal School)	2119.28
3.	Net Plot area (1-2)	2991.00
4.	Deduction for POS as per Reg. 14 (if any)	0.00
5.	Balance Plot Area	2991.00
6.	Addition for FSI purpose	---
	2a) 100% (set back) – nil	0.00
	2b) Any reservations	0.00
7.	Total Plot Area for FSI purpose	2991.00
8.	FSI permissible	4 or sanctioned FSI whichever is higher
9.	Permissible floor area	11964.00
10.	Land rate (Rs./ per sq. mtr)	55480.00
11.	Construction cost	30250.00
12.	Basic ratio	1.83
13.	Incentive FSI	1.15
14.	Rehab Built up area	6647.51
15.	BUA under common passage and amenities	3804.84
16.	Rehabilitation Component (14+15)	10452.35
17.	Sale BUA Permissible (16 x 13)	12020.20
18.	Rehab BUA after transfer	6647.51 -2985.88 =3661.63
19.	Rehab component after transfer	10452.35 -4299.77 =6152.58
20.	Sale BUA in scheme after transfer	12020.20 +4299.77 =16319.97



21.	Total BUA Proposed in the scheme after transfer	22472.55
22.	FSI Sanctioned	4.40
23.	Sale BUA proposed in Scheme	16319.97
24.	TDR	NIL

- (a) The Developers are required to handover PTC Tenements to the Slum Rehabilitation Authority/ MHADA/ MCGM or any designated authority for permanent transit camps, each of carpet area 27.88 sq mtrs. Free of cost.
- (b) The Developers are required to handover buildable reservation to MCGM before asking for last 25% sale CC.
- v. By and under a letter dated 16th October 2023 and bearing No. RC/MCGM/0023/20210505/AP/CB issued by Executive Engineers, SRA to M/s. Aspire Architects and Consultants, SRA approved the amended plans submitted by the architect in respect of the Composite Building to be constructed on portion of the Land and on the terms and conditions contained therein.

CONCLUSION:

Subject to what is stated herein and in the Original Report, we are of the opinion that, Shubhyuvi Infrastructure LLP has the clear and marketable right to develop the said Land as Developers thereof and is entitled to deal/ sell and create third party rights in respect of the free sale component in the building/s to be constructed on the said Land as per plans approved by the competent authority(ies) and in terms of the approval/ permissions granted by the competent authority(ies).

A. GENERAL:

1. The contents hereof are solely based upon our perusal of the Documents and Records provided to us as mentioned above and we have no obligation to update the contents hereof with any information or replies or documents received by us beyond the date of this document.
2. We have been informed that no notice/s has / have been issued to or served upon or received by it from the government or any other local body

or authority with respect to the said Land or any portion of it, including with respect to the acquisition, requisition, reservation or setback of the said Land or any portion of it. Save as disclosed in this document. We have assumed the genuineness of these assertions and have not independently verified the same


3. This document is restricted to the flow of title in relation to the said Land.
4. We have not independently validated the taxes/cess/duties/charges payable in respect of the said Land and our comments in regard to these are based solely on the documents provided to us.
5. We are not certifying the boundaries of the said Land.
6. We are not authorized or qualified to express an opinion relating to plan permissions, approvals, sanctions or development potential of the said Land and we are not commenting on and/or certifying the compliance thereof.
7. We are not qualified to express our opinion on physical identification of the said Land.
8. We have not independently carried out any searches (including negative searches) in the Hon'ble High Court of Mumbai or any other courts, registries or offices of any authorities in respect of any pending litigation connected to the said Land.
9. We have assumed:
 - a. The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies or scanned copies or electronic copies.
 - b. The persons executing documents have the necessary authority to execute them.
 - c. That wherever any minors' rights are involved, these have been dealt with by their right/natural guardian for legal necessity and have not been challenged by such minors upon their attaining majority.



- d. That all amounts required to be paid to owners under sale deeds/development agreements or any other document/s have been paid.
- e. That there have been no amendments or changes to the documents examined by us.
- f. That unless, stated otherwise herein, all prior documents have been adequately stamped and duly registered.
- g. The photocopies or scanned copies or electronic copies provided to us are accurate, correct and otherwise genuine photocopies or scanned copies or electronic copies of the originals.
- h. The accuracy and completeness of all factual representations made in the documents.
- i. That all of the information (including documents) supplied to us was when given, and remains true, complete, accurate and not misleading.
- j. We have relied upon information relating to lineage, if applicable on the basis of title deeds, revenue records and information provided to us.
- k. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
- l. This document has been provided at the request of the client to whom it is addressed.

Dated this 23rd day of October, 2023.

For Lexicon Law Partners,


Partner

Encl: as above.



ANNEXURE – A
DOCUMENTS AND RECORDS

1. Notification dated 6th July, 2023 issued by the Urban Development Department and bearing reference no. TPB-4323/51/C.R.27/2023/UD-11;
2. No Objection Certificate dated 19th July, 2023 issued by Brihanmumbai Municipal Corporation (i) Gaondevi SRA CHS Limited (ii) the Developers and (iii) M/s. Aspire Architect and Consultants;
3. Annexure II dated 2nd August, 2023 issued by Brihanmumbai Municipal Corporation;
4. Revised Letter of Intent dated 10th October 2023 bearing reference No. RC/MCGM/ 0023/ 20210505/ LOI issued by Slum Rehabilitation Authority;
5. Letter dated 16th October 2023 and bearing No. RC/MCGM/0023/ 20210505/AP/CB issued by Executive Engineers, SRA to M/s. Aspire Architects and Consultants.



AWISK 0954

FORMAT- A (Circular No. 28/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that pieces and parcels of (a) land admeasuring 4809.08 square meters forming part of Final Plot No. 531 and (b) land admeasuring 301.20 square meters forming part of Final Plot No. 526 aggregately admeasuring 5110.28 square meters, of Town Planning Scheme III, Borivali within the registration District and Sub-District of Mumbai Suburban, lying being and situate at Lakshman Narayan Bhandari Marg, Chikwadi Road, Borivali (West), Mumbai 400 092 (hereinafter collectively referred to as the "said Land").

We have investigated the title of SHUBHYUVI INFRASTRUCTURE LLP a Limited Liability Partnership duly incorporated under the provisions of Limited Liability Partnership Act, 2008 (hereinafter referred to as the "Developers") to the said Land on the request of the Developers:

a. Description of the said Land:

All that pieces and parcels of (a) land admeasuring 4809.08 square meters forming part of Final Plot No. 531 and (b) land admeasuring 301.20 square meters forming part of Final Plot No. 526 aggregately admeasuring 5110.28 square meters, of Town Planning Scheme III, Borivali within the registration District and Sub-District of Mumbai Suburban, lying being and situate at Lakshman Narayan Bhandari Marg, Chikwadi Road, Borivali (West), Mumbai 400 092 (hereinafter collectively referred to as the "said Land").

b. The documents pertaining to title are mentioned in **Annexure "A"**.

c. Property Register Card dated 2nd August, 2019.

d. 2 (two) search reports both dated 28th June 2021 issued by Mr. Ashish Javeri, Title Investigator for a period of 60 (Sixty) from 1962 to 2021.

e. 2 (two) separate ROC general online search reports both dated 24th March, 2022 issued by Jaya Sharma & Associates, Practicing Company Secretaries.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that Shubhyuvi Infrastructure LLP is the holder of Letter of Intent dated 05th October 2021 bearing reference no. RC/MCGM/0023/20210505/LOI and is entitled to the develop the said Land in terms of the same.

Owner of the land:

a. Municipal Corporation of Greater Mumbai ("MCGM").

b. Qualifying remarks/comments if any – Refer to the detailed Report on Title dated 18th April 2022 bearing No. AVV/SK/0953 issued by us

The report reflecting the flow of the title of the Society to the said Land is enclosed herewith as an annexure.

Encl : Annexures.

Date: 18th April, 2022

Yours truly,
For Lexicon Law Partners


Partner

FLOW OF THE TITLE OF THE SAID LAND

As provided in the detailed Report on Title dated 18th April 2022 bearing No. AVV/SK/0953 issued by us i.e. Lexicon Law Partners, Advocates & Solicitors

Date: 18th April, 2022

Yours truly
For Lexicon Law Partners


Partner

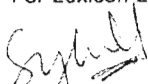
ANNEXURE "A"

LIST OF DOCUMENTS

As provided in the detailed Report on Title dated 18th April 2022 bearing No. AVV/SK/0953 issued by us i.e. Lexicon Law Partners, Advocates & Solicitors.

Date: 18th April, 2022

Yours truly
For Lexicon Law Partners


Partner

ANNEXURE "B"

ENCUMBRANCES

We note that there are no existing charges / mortgages created in respect of the said Land and/or the its development rights in respect of the slum scheme on the said Land.

Date: 18th April, 2022

Yours truly
For Lexicon Law Partners


Partner

ANNEXURE "C"

OWNER OF THE SAID LAND

<u>Sr. No.</u>	<u>Description</u>	<u>Name of the Owner</u>
1	Final Plot No. 531 of TPS III, Borivali	MCGM
2	Final Plot No. 526 of TPS III, Borivali	MCGM

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ANNEXURE "D"

LITIGATIONS

We note that there are no subsisting litigations in respect of the said Land and/or the its development rights in respect of the slum scheme on the said Land.



क्र. सं. [१००८]

नकल अर्ज दाखल तारीख ०१/०१/२०२१ एकूण नोंदी / नकल

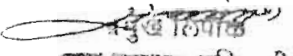
नकल तयार तारीख ११/०१/२०२१ नकलेचे शुल्क १००/-

नकल दिल्याची तारीख १२ JAN 2021

नकल तयार करणार कागद शुल्क २०/-

१ भू. क्र २

एकूण शुल्क १०२/-


अखिल भूमापन प्रणाली
सांचीवली

मालमत्ता पत्रक

विभाग/मौजे -- बोरीवली

तालुका/न. भु. मा. का. -- न. भू. अ. बोरीवली

जिल्हा --

नाम 'मुभापन'	जान. नंबर	प्लॉट नंबर	खंड	भाग/गा. नंबर	जिल्हा
क्रमांक / फा. प्लॉ. न.			व. भो.		मुंबई उपनगर जिल्हा
५३१	५३१		३७५.७	क-१	



सुविधाधिकार

हक्काचा मूळ धारक
वर्ग १९६७

- १) श्री मनमोहन चंद्रभान गुप्ता ;
 - २) श्री जगमोहन चंद्रभान गुप्ता ;
 - ३) श्री पदममोहन चंद्रभान गुप्ता ;
 - ४) श्री ब्रोजमोहन चंद्रभान गुप्ता ;
 - ५) श्री राजमोहन चंद्रभान गुप्ता ;
- मृत्यु पत्राने

पट्टेदार

इतर भार

पैरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकन
२७/०७/२०१७	पा. नुमायते आर्युक्त आणि संचालक भूमि आंमलख (म. राज्य.) पूर्ण याचकडोल परिपत्रक क्र. मा. भू. १ (म. घ. अक्षरी नोंद/२०१५, पूर्ण दिनांक १६/०२/२०१५ व इकडोल आदेश क्र. न. भू. बोरीवली /फ. अ. १२० दिनांक २७/७/१५ अन्वये केवळ मोकशी नोंदवारीवरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मेळात असलेने मिल्कत पत्रिकेवर नगद अंकी क्षेत्र अक्षरी निदर्श पंच्याहतर पुर्णक सात दशांश मात्र यो. मो. दाखल केले.			

तपासणी करणारा -

१०७८८
 दाखल तारीख ०१/०१/२०२१
 तयार तारीख ११/०१/२०२१
 देखावटी तारीख १२ JAN 2021
 तयार करणारा
 तपासणारा
 कागद शुल्क - २/-
 १ भू. क
 एकूण शुल्क २/-

न. भू. अ. बोरीवली
 मुंबई उपनगर जिल्हा

मालमत्ता अधिकारी
 न. भू. अ. बोरीवली

प्रमुख लिपीक
 नगर भूमापन अधिकारी
 बोरीवली (म. न.)

)

AVVSKI 0953

To,

SHUBHYUVI INFRASTRUCTURE LLP

Kind Attn. : Mr. Ameya Tandulkar

Subject : All that pieces and parcels of (a) land admeasuring 4809.08 square meters forming part of Final Plot No. 531 and (b) land admeasuring 301.20 square meters forming part of Final Plot No. 526 aggregately admeasuring 5110.28 square meters, of Town Planning Scheme III, Borivali within the registration District and Sub-District of Mumbai Suburban, lying being and situate at Lakshman Naray in Bhandari Marg, Chikuwadi Road, Borivali (West), Mumbai 400 092 (hereinafter collectively referred to as the "said Land").

We have been instructed to investigate the right, title and interest of Shubhyuvi Infrastructure LLP, a Limited Liability Partnership duly incorporated under the provisions of Limited Liability Partnership Act, 2008 (hereinafter referred to as the "Developers") having its registered address at 201 Nivan, CTS No.E/751, S.V.Road, Khar (West), Opp. Poddar International School, Mumbai 400052, to the said Land.

For the purposes of this Report on Title, we have relied upon (i) Photocopies of the documents provided to us by you, a list of which is hereto annexed and marked as "Annexure A" (hereinafter collectively referred to as "Documents and Records"); (ii) 2 (two) separate search reports both dated 28th June 2021 issued by Mr. Ashish Javeri, Search Clerk for searches conducted by him for documents registered with the office of the Sub-Registrar of Assurances in respect of Final Plot Nos.526 and 531 of TPS III, Borivali respectively (hereinafter collectively referred to as the "Search Report") and copies of which are annexed hereto and marked as "Annexures B1 and B2"; and (iii) 2 (two) separate ROC general search reports both dated 24th March, 2022 issued by Jaya Sharma & Associates, Practicing Company Secretaries for online searches conducted by them for charges / mortgages created by Shubhyuvi Infrastructure Private Limited and Shubhyuvi Infrastructure LLP respectively (hereinafter referred to as the "ROC Report") and copies of which is annexed hereto and marked as "Annexures C1 and C2".

A. DEVOLUTION OF TITLE

Based on our perusal of the Documents and Records, we observe / understand as follows:

1

1. On perusal of the Property Register Card dated 2nd August, 2019 in respect of Final Plot No. 526 and 531 of Town Planning Scheme III, Borivali, we note that, Municipal Corporation of Greater Mumbai ("**MCGM**") is the owner of (a) land admeasuring 4826.80 square meters bearing Final Plot No. 526, and (b) land admeasuring 5110.20 square meters bearing Final Plot No. 531 of Town Planning Scheme III, Borivali within the registration District and Sub-District of Mumbai Suburban, lying being and situate at Lakshman Narayan Bhandari Marg, Chikuwadi Road, Borivali (West), Mumbai 400 092 (hereinafter collectively referred to as the "**Larger Land**").
2. It appears that a portion of the Larger Land i.e. (a) land admeasuring 4809.08 square meters forming part of Final Plot No. 531 and (b) land admeasuring 301.20 square meters forming part of Final Plot No. 526, of Town Planning Scheme III, Borivali within the registration District and Sub-District of Mumbai Suburban, lying being and situate at Lakshman Narayan Bhandari Marg, Chikuwadi Road, Borivali (West), Mumbai 400 092 (hereinafter collectively referred to as the "**said Land**" and more particularly described in the **Schedule** hereunder written) is declared as a 'Slum Rehabilitation Area' under the Section 3C of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("**Slum Act**") vide a Notification bearing no. SRA/ED/OW/27423/3C(1)/R/C-Ward/Gaondevi Rahiwashi/2021 dated 27th July 2021 and published in the Maharashtra Government Gazette dated 28th July 2021.
3. The slum dwellers residing on the said Land formed themselves into a proposed society namely Gaondevi Rahivashi SRA Co- Operative Housing Society ("**Proposed Society**");
4. The members of the Proposed Society in its Special General Body Meeting held on 24th November, 2020 ('**said SGBM**') resolved *inter alia* to (a) appoint the Developers i.e. Shubhyuvi Infrastructure Private Limited (now known as Shubhyuvi Infrastructure LLP) as developer to for redevelopment of the said Land by implementing thereon a slum rehabilitation scheme in terms of Regulation 33(10) of the Development Control and Promotion Regulations, 2034 ("**DCPR**") and to appoint M/s Speko Architects as the Architect for the same.

5. By and under a notarised Common Consent Letter dated 25th November, 2020, addressed to the Proposed Society, 69 (sixty nine) slum dwellers residing on the said Land have granted in writing, their irrevocable consent for the redevelopment of the said Land in favour of the Developers i.e. Shubhyuvi Infrastructure Private Limited (now known as Shubhyuvi Infrastructure LLP).
6. By and under a Notarized Development Agreement dated 25th November 2020 executed between the Proposed Society represented by (i) Mr. Mangesh Harishchandra Bhandari, (ii) Mr. Sunil Dagdu Pawar, (iii) Mr. Rafique Jafar Quresh, (iv) Mr. Dattatray Pandurang Thakur, (v) Mr. Ashwin Popatlal Limbachiya, (vi) Mr. Mohan Ramchandra Keni, (vii) Mr. Ashok Balkrushna Sapkal, (viii) Mr. Shashikant Nanjibhai Sudra and (ix) Ms. Madhubala Dilip Gupta, all being the authorised signatories of the Proposed Society, as the Society of the First Part and the Developer (then known as Shubhyuvi Infrastructure Private Limited) as the Developer of the Second Part ('said Development Agreement'), the Proposed Society granted in favour of the Developer (then known as Shubhyuvi Infrastructure Private Limited) development rights in respect of land admeasuring 5110.20 square meters bearing Final Plot Nos. 526 (p) and 531 of Town Planning Scheme III, Borivali within the registration District and Sub-District of Mumbai Suburban, lying being and situate at Shimpoli Village, Lakshman Narayan Bhandari Marg, Chikuwadi Road, Borivali (West), Mumbai 400 092, for the consideration and upon terms and conditions more particularly set out therein.
7. By and under a Notarized Irrevocable Power of Attorney dated 25th November 2020, the Proposed Society represented by (i) Mr. Mangesh Harishchandra Bhandari, (ii) Mr. Sunil Dagdu Pawar, (iii) Mr. Rafique Jafar Quresh, (iv) Mr. Dattatray Pandurang Thakur, (v) Mr. Ashwin Popatlal Limbachiya, (vi) Mr. Mohan Ramchandra Keni, (vii) Mr. Ashok Balkrushna Sapkal, (viii) Mr. Shashikant Nanjibhai Sudra and (ix) Ms. Madhubala Dilip Gupta, all being the authorised signatories of the Proposed Society, appointed, nominated and constituted the Developer (then known as Shubhyuvi Infrastructure Private Limited) and its authorised signatories / nominees (i) Mr. Kantilal Khimji Bhaskar, (ii) Mr. Parth Mehta and (iii) Mr.

Swadesh Kumar Anand, jointly and/or severally as their attorneys, to do the acts, deeds, matters and things more particularly detailed therein and in respect of the redevelopment of the said Land, for and of behalf and in the name of the Proposed Society on terms and conditions more particularly stated therein.

8. The Developers have informed us that, the said Developer has obtained individual consents from 68 (sixty eight) slum dwellers. We have perused one such individual consent dated 7th January, 2021 addressed by Zulaika Mohammed in favour of the Promoter of the Proposed Society, SRA whereunder Zulaika Mohammed has consented and confirmed the appointment of the said Developer as the developer for redevelopment of the said Land in the manner and on the terms and conditions mentioned therein. We have not independently perused / reviewed all other individual consents executed by the other members of the said Society.
9. The Developers have further informed us that the said Developer and the Proposed Society have executed individual agreements for permanent alternate accommodation with 74 (seventy four) slum dwellers. We have perused one such individual agreement dated 14th January, 2022 executed by and between Mr. Rajkumar Narottam Yadav of the One Part, the said Developer of the Second Part and the Proposed Society of the Third Part whereunder the said Developer has agreed to allot to Mr. Rajkumar Narottam Yadav a permanent alternate accommodation as per the existing norms of SRA on the terms and conditions mentioned therein. We have not independently perused / reviewed all other individual agreement executed by the said Developer with all the other members of the said Society.
10. Thereafter, Shubhyuvi Infrastructure Private Limited was converted into a Limited Liability Partnership and its name was changed to Shubhyuvi Infrastructure LLP, pursuant to which a Certificate of Registration on Conversion dated 14th January 2021 was issued by Registrar of Companies.
11. The said Developer submitted a scheme for redevelopment of the said Land under the provisions of Regulation 33(10) of DCPR 2034, to Slum Rehabilitation Authority ("SRA").

12. The Proposed Society by its letter dated NIL addressed to Messers. Aspire Architect and Consultant appointed them as the Architects for the said Scheme.
13. By and under a Letter of Intent dated 05th October 2021 bearing reference no. RC/MCGM/0023/20210505/LOI ('LOI') issued by the SRA in favour of (1) M/s Aspire Architect & Consultant, as the Architect, (2) Shubhyuvi Infrastructure LLP, as the Developer and (3) the said Proposed Society as the Society, the proposed slum rehabilitation scheme on the said Land was considered and principally approved ("said Scheme") on the terms and conditions more particularly set out therein. Following are some of features of the said Scheme as set out in the LOI are as under:

Sr. No.	Description	Area (in sq. mt.)
1.	Total plot area	5110.28
2.	Deductions for a) Road Set back Area b) Any Reservation (RSA 1.2) Municipal School (1045/4 = 261.25)	Nil 261.25
3.	Net Plot area (1-2)	4849.03
4.	Deduction for POS as per Reg.14 (if any)	84.85
5.	Balance plot area	4764.18
6.	Addition for FSI purpose	
	2a) 100% (set-back) – nil 2b) Any Reservations 2c) POS as per Reg. 14 (if any)	 261.25 84.85
7.	Total Area	5110.28
8.	FSI permissible	4.00 FSI or sanctioned FSI whichever is higher
9.	Permissible floor area	20441.12
10.	Rehab Built up area for 310 nos. of tenement	10493.45

11.	BUA under common passages, Society Offices, Welfare Centres & Balwadi	4451.55
12.	Land rate (Rs. / per sq. m)	55,480.00
13.	Construction cost (Rs. / per sq. m)	30,250.00
14.	Basic ratio	1.83
15.	Incentive FSI	1.15
16.	Rehabilitation Component (8+9)	14945.00
17.	Sale Component in the scheme (considering incentive ratio 15 x 16)	17186.75
18.	Total BUA approved / sanctioned for the Scheme (10+17)	27680.20
19.	FSI Consumed on plot (27/1)	5.41
20.	No. of slum dwellers to be accommodated a. Rehab Resi. 92, Comm. 13	105
21.	Reservation to be handed over to MCGM i) Municipal School ii) AOS (as per Reg. 14/A)	1045.00 84.85
22.	Total Nos. of PAP T/s generated in the scheme as per Cl. 3.12 (C) of Reg.33(10) of DCPR, 2034.	211 Nos.

Note: Although, the Proposed Society has only granted development rights in respect of an area admeasuring 5110.20 from and out of Final Plot Nos. 526 (p) and 531 of Town Planning Scheme III, Borivali, the LOI has been issued in respect of the said Land i.e. land admeasuring 5110.28 bearing Final Plot Nos. 526 (p) and 531 of Town Planning Scheme III, Borivali.

B. RESERVATIONS AFFECTING THE SAID LAND

Upon perusal of the LOI, we note that an area admeasuring 261.25 from and out of the said Land is reserved for Municipal School.

C. **REVENUE RECORDS:**

The Property Register Cards dated 2nd August, 2019 in respect of Final Plot No.526 and 531 of Town Planning Scheme III, Borivali, reflects the name of MCGM in the holder's column and the areas of Final Plot No. 526 and 531 are reflected as 4826.80 square meters and 5110.20 square meters respectively.

D. **LITIGATIONS:**

We have not carried out any independent searches in any of the court offices regarding the pendency of any litigation and/or proceedings affecting the said Land. However, we have relied on Declaration dated 18th April 2022 issued by the said Developer in our favour certifying and declaring that there are no pending litigations and/or proceedings affecting the said Land and/or affecting the development rights of the Developer in respect of the said Land.

E. **MORTGAGES:**

We have caused searches to be conducted on the portal of the Ministry of Corporate Affairs i.e. Registrar of Companies (ROC) in respect of the charges created by Shubhyuvi Infrastructure Private Limited and Shubhyuvi Infrastructure LLP respectively and have been provided 2 (two) separate ROC general online search report both dated 24th March, 2022 issued by Jaya Sharma & Associates, Practicing Company Secretaries in respect thereof. On perusal of the online search report we note that there are no existing charges / mortgages created in respect of the said Land and/or the its development rights in respect of the said Scheme and/or the free sale component of the said Scheme and/or the receivables from the sale of the free sale component of the said Scheme.

F. **SEARCHES:**

We have through Mr. Ashish Javeri, Title Investigator caused searches to be conducted at the offices of the Sub-Registrar of Assurances at Mumbai and Borivali-1 to 11 for a period of 60 (Sixty) years commencing from 1962 to 2021 in respect of the Larger Land and have been provided with two search reports both dated 28th June 2021 issued by Mr. Ashish Javeri, Title Investigator. Upon perusal of the Search Report, we have not come across any adverse entries affecting the said Land. Copies of the Search Report are annexed hereto and marked Annexures 'B1 and B2' respectively.



G. PUBLIC NOTICE:

We have not independently issued any public notice inviting claims in respect of the said Land. However, we have relied on the Declaration dated 18th April 2022 issued by the said Developer in our favour certifying that their erstwhile Advocates i.e. S.K Associates, Advocates had issued a public notice on 28th February 2020 published in 3 (three) newspapers viz. Times of India (in English), Gujarat Samachar (in Gujarati) and Navshakti (in Marathi) (hereinafter collectively referred to as "Public Notices") inviting claims in respect of the said Land. Upon perusal of the Declaration dated 18th April 2022, we note that the Proposed Society received the following 3 (three) objections pursuant to the Public Notices:

- i. Letter dated 11th March 2020 addressed by Mr. Vishwanath Harishchandra Mhatre on behalf of the family members of Late Keshav Bablya Mhatre and heirs of Late Harishchandra Keshav Mhatre, to Advocate Siddharth Kanakia, S.K Associates (hereinafter referred to as "Letter No.1").
- ii. Letter dated 12th March 2020 addressed by Mrs. Sampuranand Keshav Gawand to Advocate Siddharth Kanakia, S.K Associates (hereinafter referred to as "Letter No.2").
- iii. Letter dated 13th March 2020 addressed by Advocate Mr. S.P Munghate on behalf of Mr. Pandurang Laxman Bhandari to Advocate Siddharth Kanakia, S.K Associates (hereinafter referred to as "Letter No.3").

(Letter No.1, Letter No.2 and Letter No.3 are hereinafter collectively referred to as "Letters of Objections")

We further note that the Proposed Society have vide their following letters replied to the Letters of Objections:

- i. Letter dated 26th May, 2022 to Mr. Vishwanath Harishchandra Mhatre in reply to Letter No.1 (hereinafter referred to as "Response to Letter No.1").
- ii. Letter dated 26th May 2020 to Mrs. Sampuranand Keshav Gawand in reply to Letter No. 2 (hereinafter referred to as "Response to Letter No.2").
- iii. Letter dated 26th May 2020 to Advocate Mr. S.P Munghate in reply to Letter No. 3 (hereinafter referred to as "Response to Letter No.3").

(Response to Letter No.1, Response to Letter No.2 and Response to Letter No.3 are hereinafter collectively referred to as "Letters in Reply")

We further note that the Proposed Society has not received any reply from any of the claimants under the Letters of Objections in reply to the Letters in Reply.

H. CONCLUSION

On the basis and subject to the aforesaid:

- i. MCGM is the owner of the said Land;
- ii. Shubhyuvi Infrastructure LLP is the holder of Letter of Intent dated 05th October 2021 bearing reference no. RC/MCGM/0023/20210505/LOI and is entitled to develop the said Land in terms of the same.
- iii. Shubhyuvi Infrastructure LLP is entitled to sell premises forming part of the free sale component of the said Scheme to third parties and appropriate the sale proceeds received therefrom.

SCHEDULE OF THE SAID LAND

All that pieces and parcels of land admeasuring 4809.08 square meters forming part of Final Plot No. 531 and similarly 301.20 square meters forming a part of Final Plot No. 526 (p) of T.P.S. Borivali III, or thereabouts ("said Land"), together with structures standing thereon, lying being and situate at Lakshman Nayaran Bhandari Marg, Chikuwadi Road, Borivali (West), Mumbai 400 092, Village Shimpoli, Taluka Borivali in the Registration District and Sub-District of Mumbai.

I. GENERAL:

1. The contents hereof are solely based upon our perusal of the Documents and Records provided to us as mentioned above and we have no obligation to update the contents hereof with any information or replies or documents received by us beyond the date of this document.
2. We have been informed that no notice/s has/have been issued to or served upon or received by it from the government or any other local body or authority with respect to the said Land or any portion of it, including with respect to the acquisition, requisition, reservation or setback of the said

Land or any portion of it. Save as disclosed in this document. We have assumed the genuineness of these assertions and have not independently verified the same.

3. We have not independently validated the taxes/cess/duties/charges payable in respect of the said Land and our comments in regard to these are based solely on the documents provided to us.
4. We have through our search clerks, conducted online searches in the office of the Sub-Registrar of Assurances in whose jurisdiction the said Land is situated.
5. We are not certifying the boundaries of the said Land.
6. We are not authorized or qualified to express an opinion relating to plan permissions, approvals, sanctions or development potential of the said Land and we are not commenting on and/or certifying the compliance thereof.
7. We are not qualified to express our opinion on physical identification of the said Land.
8. We have not independently carried out any searches (including negative searches) in the Hon'ble High Court of Mumbai or any other courts, registries or offices of any authorities in respect of any pending litigation connected to the said Land.
9. We have assumed:
 - a. The said Land is demarcated and surveyed and there is no dispute as to the boundaries of the said Land;
 - b. The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies or scanned copies or electronic copies.
 - c. The persons executing documents have the necessary authority to execute them.

- d. That wherever any minors' rights are involved, these have been dealt with by their right/natural guardian for legal necessity and have not been challenged by such minors upon their attaining majority.
- e. That there have been no amendments or changes to the documents examined by us.
- f. That unless, stated otherwise herein, all prior documents have been adequately stamped and duly registered.
- g. The photocopies or scanned copies or electronic copies provided to us are accurate, correct and otherwise genuine photocopies or scanned copies or electronic copies of the originals.
- h. The accuracy and completeness of all factual representations made in the documents.
- i. That all of the information (including documents) supplied to us was when given, and remains true, complete, accurate and not misleading.
- j. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
- k. This document has been provided at the request of the client to whom it is addressed.

Dated this 18th day of April 2022.

For Lexicon Law Partners,


Partner

Encl : as above.

ANNEXURE – A
DOCUMENTS AND RECORDS

1. Property Register Card dated 02nd August 2019 with respect to Final Plot No. 526.
2. Property Register Card dated 02nd August 2019 with respect to Final Plot No. 531.
3. Copy of Resolution dated 24th November, 2020 passed in the special general body meeting of the Gaondevi Rahivashi SRA Co- Operative Housing Society.
4. Letter dated 11th March 2020 addressed by Mr. Vishwanath Harishchandra Mhatre on behalf of the family members of Late Keshav Bablya Mhatre and heirs of Late Harishchandra Keshav Mhatre, to Advocate Siddharth Kanakia, S.K Associates.
5. Letter dated 12th March 2020 addressed by Mrs. Sampuranand Keshav Gawand to Advocate Siddharth Kanakia, S.K Associates.
6. Letter dated 13th March 2020 addressed by Advocate Mr. S.P Munghate on behalf of Mr. Pandurang Laxman Bhandari to Advocate Siddharth Kanakia, S.K Associates.
7. Letter dated 26th May 2020 issued by Gaondevi Rahivashi SRA Co- Operative Housing Society (Proposed) addressed to Mr. Vishwanath Harishchandra Mhatre.
8. Letter dated 26th May 2020 issued by Gaondevi Rahivashi SRA Co- Operative Housing Society (Proposed) addressed to Mrs. Sampuranand Keshav Gawand.
9. Letter dated 26th May 2020 issued by Gaondevi Rahivashi SRA Co- Operative Housing Society (Proposed) addressed to Advocate Mr. S.P Munghate
10. Notarised Common Consent Letter dated 25th November, 2020, granted by 69 (sixty nine) slum dwellers addressed to the Gaondevi Rahivashi SRA Co- Operative Housing Society (Proposed).
11. Notarized Development Agreement dated 25th November 2020 executed between the Gaondevi Rahivashi SRA Co- Operative Housing Society (Proposed) represented by (i) Mr. Mangesh Harishchandra Bhandari, (ii) Mr. Sunil Dagdu Pawar, (iii) Mr. Rafique Jafar Quresh, (iv) Mr. Dattatray Pandurang Thakur, (v) Mr. Ashwin Popatlal Limbachiya, (vi) Mr. Mohan Ramchandra Keni, (vii) Mr. Ashok Balkrushna Sapkal, (viii) Mr. Shashikant Nanjibhai Sudra and (ix) Ms. Madhubala

Dilip Gupta as the authorised signatories of the First Part and Shubhyuvi Infrastructure LLP (then known as Shubhyuvi Infrastructure Private Limited) as the Developer of the Second Part.

12. Notarized Irrevocable Power of Attorney dated 25th November 2020 executed by Gaondevi Rahivashi SRA Co- Operative Housing Society (Proposed) represented by (i) Mr. Mangesh Harishchandra Bhandari, (ii) Mr. Sunil Dagdu Pawar, (iii) Mr. Rafique Jafar Quresh, (iv) Mr. Dattatray Pandurang Thakur, (v) Mr. Ashwin Popatlal Limbachiya, (vi) Mr. Mohan Ramchandra Keni, (vii) Mr. Ashok Balkrushna Sapkal, (viii) Mr. Shashikant Nanjibhai Sudra and (ix) Ms. Madhubala Dilip Gupta in favour of Shubhyuvi Infrastructure LLP (then known as Shubhyuvi Infrastructure Private Limited) and its authorised signatories / nominees (i) Mr. Kantilal Khimji Bhaskar, (ii) Mr. Parth Mehta and (iii) Mr. Swadesh Kumar Anand.
13. Individual consent dated 7th January, 2021 addressed by Zul'auka Mohammed in favour of the Promoter of the Gaondevi Rahivashi SRA Co- Operative Housing Society (Proposed).
14. Certificate of Registration on Conversion dated 14th January 2021 issued by Registrar of Companies wherein the name of Shubhyuvi Infrastructure Private Limited was changed to Shubhyuvi Infrastructure LLP.
15. Individual agreement dated 14th January, 2022 executed by and between Mr. Rajkumar Narottam Yadav of the One Part, the said Shubhyuvi Infrastructure LLP of the Second Part and the Gaondevi Rahivashi SRA Co- Operative Housing Society of the Third Part.
16. Letter dated 29th January 2021 issued by SRA to the District Superintendent of Land Records.
17. Letter dated 24th February 2021 bearing no. JKR.SRA/GABA/3C/GAONDEVIRAHIVASHI/P.K.308/2021/221 issued by District Superintendent of Land Records.
18. Letter dated NIL issued by Gaondevi Rahivashi SRA Co- Operative Housing Society (Proposed) addressed to M/s Aspire Architects and Consultants.
19. Search Report dated 28th June 2021 issued by Mr. Ashish Javeri for searches conducted at the offices of the Sub-Registrar of Assurances at Mumbai and

Borivali-1 to 11 for a period of 60 (Sixty) years commencing from 1962 to 2021 with respect to Final Plot no. 526.

20. Search Report dated 28th June 2021 issued by Mr. Ashish Javeri for searches conducted at the offices of the Sub-Registrar of Assurances at Mumbai and Borivali-1 to 11 for a period of 60 (Sixty) years commencing from 1962 to 2021 with respect to Final Plot no. 531.
21. Order dated 27th July 2021 passed by SRA under the Maharashtra Slum Areas (Improvement, Clearance And Redevelopment) Act, 1971 with respect to the Larger Land.
22. Notification bearing no. SRA/ED/OW/27423/3C(1)/R/C-Ward/Gaondevi Rahiwashi/2021 dated 27th July 2021 and published in the Maharashtra Government Gazette dated 28th July 2021.
23. Letter of Intent dated 05th October 2021 bearing reference no. RC/MCGM/0023/20210505/LOI issued by the SRA in favour of (1) M/s Aspire Architect & Consultant, as the Architect, (2) Shubhyuvi Infrastructure LLP, as the Developer and (3) the said Gaondevi Rahivashi SRA Co- Operative Housing Society (Proposed) as the Society.
24. Registrar of Companies general search report dated 24th March 2022 issued by Jaya Sharma & Associates with respect to Shubhyuvi Infrastructure Private Limited.
25. Registrar of Companies general search report dated 24th March 2022 issued by Jaya Sharma & Associates with respect to Shubhyuvi Infrastructure LLP.
26. Declaration cum Undertaking dated 18th April 2022 issued by Shubhyuvi Infrastructure LLP in favour of Lexicon Law Partners.



A

ASHISH S. JAVERI

TITLE INVESTIGATOR

Office No.15, Ground floor,
Jai Raj Ratan, New Shastri Nagar,
M. G. Road, Goregaon (West),
Mumbai - 400 104.

Date:

To,
SHUBHYUVI INFRASTRUCTURE LLP.
201, 2ND FLOOR, NIVAN,
S. V. ROAD, KHAR WEST,
MUMBAI - 400 052.

Subject : Investigation of Title in respect of

Re: Property bearing Survey Nos.27/1, 29/6
& 29/7, CTS Nos.445(Part), 446(Part),
447(Part) & 452(Part) of Village
Shimpoli, Taluka Borivali,
Corresponding Final Plot No.526 of
Borivali Town Planning Scheme - III of
Village Borivali, Taluka Borivali.
Admeasuring:-

Madam,

As per your Instructions, I have taken the Search of
abovementioned Property at Mumbai (Manual Registration Record of
Index-II at Old Custom House) Sub-Registrar Office from Year 1962
to 2021 (60 Years) as per Record available for the Physical
Search Purpose and also taken Online Index-II Searches (E-
Search), Department of Registration & Stamps (Government of
Maharashtra) as per available Records on said Site of Borivali-1
to 11 Sub-Registrar Offices from Year 2002 to 2021 (20 Years).

While taking Searches, I have not found any document
Registered/Indexed therein (Please see inside Pages).

I also do not found any lien encumbrance over said
Property.

Note: I couldn't able to take Searches at Bandra Sub-Registrar
Office of the Manual Registration Record of Index-II from
Year 1962 to 2001 (40 Years). Whereas, said Office is not
allowing to take Physical Searches of Manual Records
because of Covid-19 outbreak.

ASHISH JAVERI
28TH JUNE, 2021.

AT MUMBAI SUB-REGISTRAR OFFICE

1962

NIL

1963

TO

1965

SUBJECT TO TORN PAGES

1966

TO

1970

NIL

1971

TO

1975

NIL & PARTLY TORN PAGES

1976

TO

1985

SUBJECT TO TORN PAGES

1986

TO

1996

NIL & PARTLY TORN PAGES

1997

TO

2004

SUBJECT TO TORN PAGES

2005

TO

2012

NIL & PARTLY TORN PAGES

2013

TO

2019

NIL

2020

TO

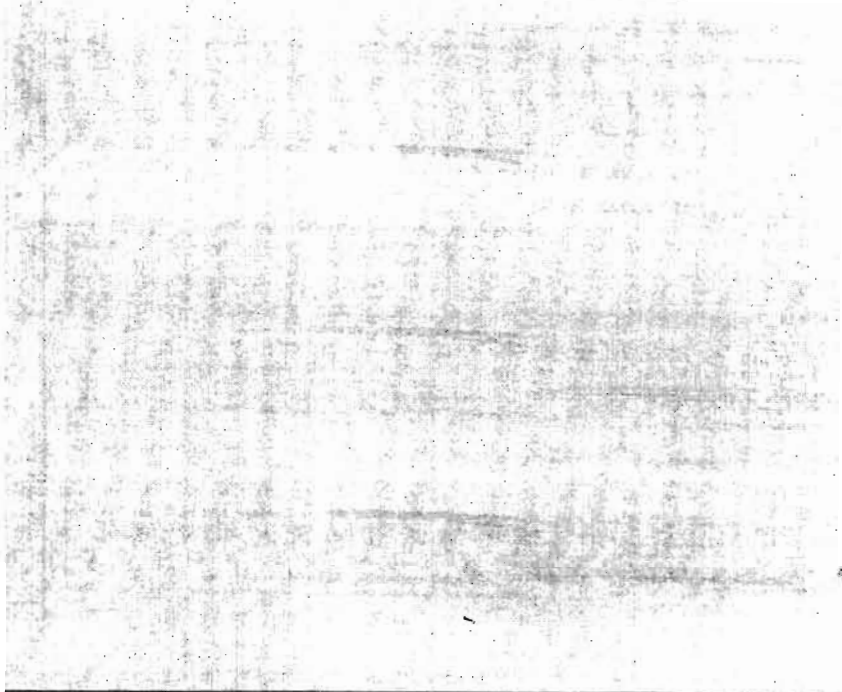
2021

INDEX-II NOT YET PREPARED

ONLINE RECORD OF BORIVALI-1 TO 11 SUB-REGISTRAR OFFICES

2002
TO
2021
NIL

AJ
ASHISH JAVERI
28TH JUNE, 2021.



Re: Property bearing Survey
Nos.27/1, 29/6 & 29/7, CTS
Nos.445(Part), 446(Part),
447(Part) & 452(Part) of Village
Shimpoli, Taluka Borivali,
Corresponding Final Plot No.526
of Borivali Town Planning Scheme
- III of Village Borivali,
Taluka Borivali.
Admeasuring:-

SEARCH NOTE

Taken at Mumbai & Borivali-1 to
11 Sub-Registrar Offices from
Year 1962 to 2021 (60 Years).

1/5
ASHISH JAVERI
28TH JUNE, 2021.

A

ASHISH S. JAVERI

TITLE INVESTIGATOR

Office No.15, Ground floor,
Jai Raj Ratan, New Shastri Nagar,
M. G. Road, Goregaon (West),
Mumbai - 400 104.

Date:

To,
SHUBHYUVI INFRASTRUCTURE LLP.
201, 2ND FLOOR, NIVAN,
S. V. ROAD, KHAR WEST,
MUMBAI - 400 052.

Subject : Investigation of Title in respect of
Re: Property bearing Survey Nos.27/1, 29/6
& 29/7, CTS Nos.445(Part), 452(Part),
454(Part) & 455(Part) of Village
Shimpoli, Taluka Borivali,
Corresponding Final Plot No.531 of
Borivali Town Planning Scheme - III of
Village Borivali, Taluka Borivali.
Admeasuring:-

Madam,

As per your Instructions, I have taken the Search of abovementioned Property at Mumbai (Manual Registration Record of Index-II at Old Custom House) Sub-Registrar Office from Year 1962 to 2021 (60 Years) as per Record available for the Physical Search Purpose and also taken Online Index-II Searches (E-Search), Department of Registration & Stamps (Government of Maharashtra) as per available Records on said Site of Borivali-1 to 11 Sub-Registrar Offices from Year 2002 to 2021 (20 Years).

While taking Searches, I have not found any document Registered/Indexed therein (Please see inside Pages).

I also do not found any lien encumbrance over said Property.

Note: I couldn't able to take Searches at Bandra Sub-Registrar Office of the Manual Registration Record of Index-II from Year 1962 to 2001 (40 Years). Whereas, said Office is not allowing to take Physical Searches of Manual Records because of Covid-19 outbreak.

ASHISH JAVERI
28TH JUNE, 2021.

AT MUMBAI SUB-REGISTRAR OFFICE

1962

NIL

1963

TO

1965

SUBJECT TO TORN PAGES

1966

TO

1970

NIL

1971

TO

1975

NIL & PARTLY TORN PAGES

1976

TO

1985

SUBJECT TO TORN PAGES

1986

TO

1996

NIL & PARTLY TORN PAGES

1997

TO

2004

SUBJECT TO TORN PAGES

2005

TO

2012

NIL & PARTLY TORN PAGES

2013

TO

2019

NIL

2020

TO

2021

INDEX-II NOT YET PREPARED


ONLINE RECORD OF BORIVALI-1 TO 11 SUB-REGISTRAR OFFICES

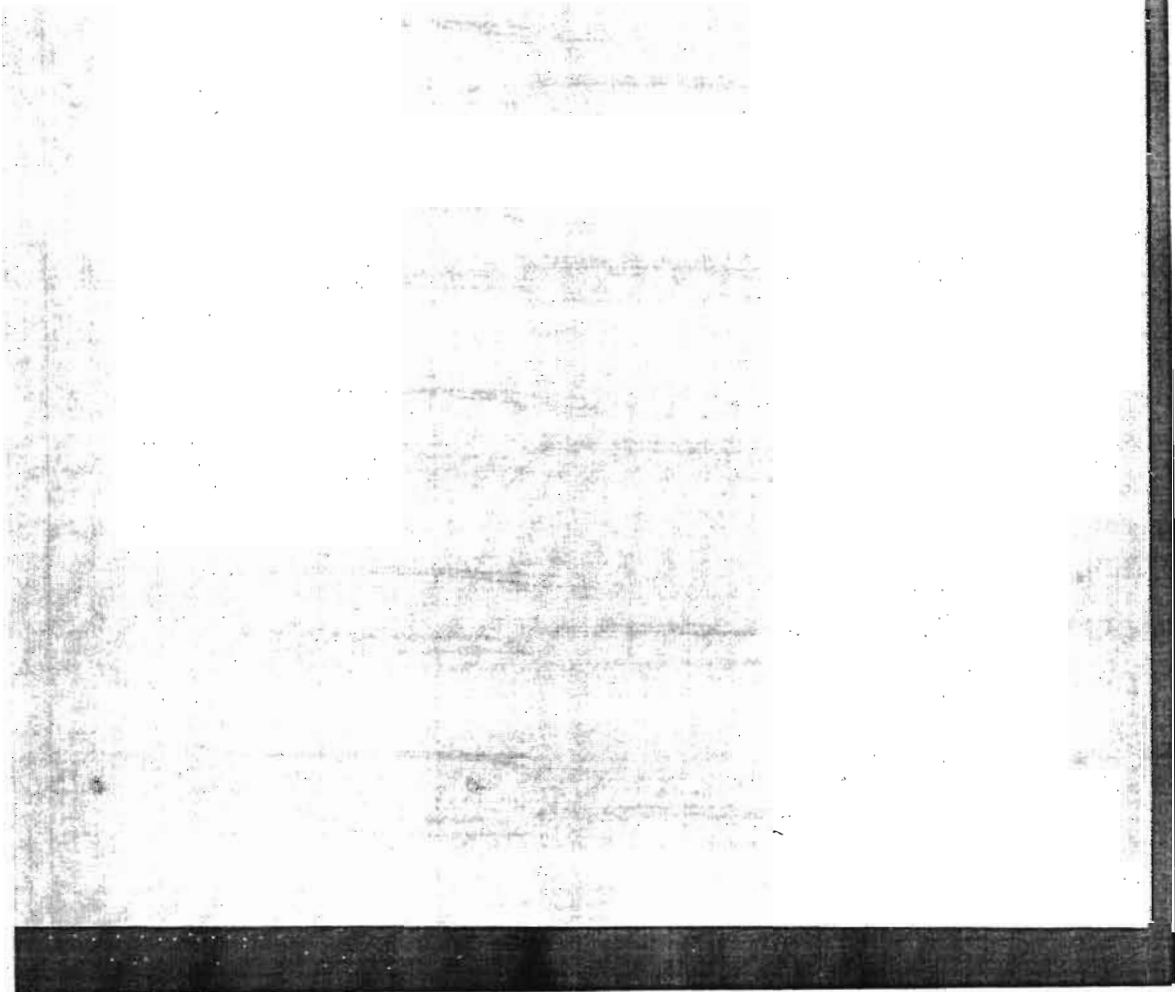
2002

TO

2021

NIL



ASHIS KAVERI
28th JUNE, 2021.



Re: Property bearing Survey
Nos.27/1, 29/6 & 29/7, CTS
Nos.445(Part), 452(Part),
454(Part) & 455(Part) of Village
Shimpoli, Taluka Borivali,
Corresponding Final Plot No.531
of Borivali Town Planning Scheme
- III of Village Borivali.
Taluka Borivali.
Admessuring:-

SEARCH NOTE

Taken at Mumbai & Borivali-1 to
11 Sub-Registrar Offices from
Year 1962 to 2021 (60 Years).


ASHISH JAVERI
28th JUNE, 2021.

Jaya Sharma & Associates

Practising Company Secretaries

101, 9th Floor, 101A, Plot No. 22, Bhande Building, Mangal Road, Mumbai - 400 027. Office: 022-25558133

To,
Lexicon Law Partners
Advocates & Solicitors
Mulla House, 4th Floor,
51, M.G. Road, Fort,
Mumbai - 400 001.

SUBJECT: RQC GENERAL SEARCH REPORT OF "SHUBHYUM INFRASTRUCTURE PRIVATE LIMITED."

This General Search Report is being issued on the basis of the Online Search / Physical Search as per the MCA Portal conducted by our Firm for.

NAME OF THE COMPANY	SHUBHYUM INFRASTRUCTURE PRIVATE LIMITED
CIN NO.	U45309MH2014PTC255504
REGISTERED ADDRESS	201 NIVAN CTS NO. E/731, S.V. ROAD, KHAR (WEST) OPP. PODDAR INTERNATIONAL SCHOOL, MUMBAI 400052
ADDRESS OTHER THAN R/O WHERE ALL OR ANY BOOKS OF ACCOUNT AND PAPERS ARE MAINTAINED	-
DATE OF INCORPORATION	JUNE 18, 2014
ACTIVE COMPLIANCE	ACTIVE COMPLIANT
AUTHORISED CAPITAL	RS. 100,000/- (RUPEES ONE LAKH ONLY)
	RS.100,000/- (RUPEES ONE LAKH ONLY) DIVIDED INTO 10,000 (TEN THOUSAND) EQUITY SHARES OF RS.10 /- (RUPEES TEN ONLY) EACH
PAID UP CAPITAL	RS. 100,000/- (RUPEES ONE LAKH ONLY)
	RS.100,000/- (RUPEES ONE LAKH ONLY) DIVIDED INTO 10,000 (TEN THOUSAND) EQUITY SHARES OF RS.10 /- (RUPEES TEN ONLY) EACH

Note: With effect from January 14, 2021 'SHUBHYUM INFRASTRUCTURE PRIVATE LIMITED (CIN: U45309MH2014PTC255504)' has been converted to "SHUBHYUM INFRASTRUCTURE LLP (LLPIN AAV-4704)"

1. CHARGE DETAILS:

As per the Ministry of Corporate Affairs database, no charges exist for this company as on the date of the report.

2. KEY MANAGERIAL PERSONNEL

As per the Ministry of Corporate Affairs database, there are no directors/ KMPs existing for the company.

3. LIST OF ONLINE DOCUMENTS AVAILABLE ON THE MCA PORTAL DURING THE REPORTING PERIOD:

A. ROC (REGISTRAR OF COMPANIES MUMBAI, MAHARASHTRA) - ANNUAL FILINGS:

The Company has filed its Financial Statements and Annual Return (vide e forms AOC-4 XBRL and MGT-7 respectively) till the financial year ended March 31, 2020.

B. ROC (REGISTRAR OF COMPANIES MUMBAI, MAHARASHTRA) - OTHER E-FORMS:

Sr. No.	E-Forms	Particulars of the e-forms
1.	ADT-1	Appointment of auditor- M/s Ritesh Savia & Associates
2.	ADT-1	Appointment of auditor- M/s K.Gala & Associates
3.	ADT-1	Appointment of auditor- M/s K.Gala & Associates
4.	MGT-14	Filing of Resolutions and agreements to the Registrar – Consent of the members accorded for Conversion of "Shubhyuvi Infrastructure Private Limited" into "Shubhyuvi Infrastructure LLP".
5.	MGT-14	Filing of Resolutions and agreements to the Registrar- as on 24/06/2014, To note the disclosure of Interest under section 184(1) of the Companies Act, 2013.
6.	INC-22	Notice of situation or change of situation of registered office -Change within local limits of city, town or village.
7.	FORM-CODS 2018	Application for Condonation of Delay Scheme, 2018 (CODS, 2018)

Annexure:

- *Company Master Data;*
- *List of shareholders for financial year ending on 31st March 2020.*

Kindly take note that the said details are based on the qualifications and assumptions as provided in Annexure "A" below.

For Jaya Sharma & Associates

JAYA ANKUR Digitally signed by JAYA
ANKUR SINGHANIA
SINGHANIA Date: 2022.03.24
19:39:13 +05'30'

FCS Jaya-Sharma Singhania
M. No.: 7557 | COP: 8154
Place: Mumbai
Date: March 24, 2022

Annexure A

1. Qualifications

- 1.1. This certificate is prepared to the extent of the documents available at the Ministry of Company Affairs ("MCA") website. Hence, we shall not be held responsible for any losses, damages, costs or other consequences, if information available on the MCA website is untrue, inaccurate or incomplete. No warranty or representation is given by us as to the accuracy or completeness of the information available on the MCA.
- 1.2. All statements contained herein are made after considering and relying solely on the documents made available with the MCA for our review unless expressly stated otherwise.
- 1.3. We are in no position to verify that the parties to any agreements/ contracts entered into by the Company, had the authority to enter into such agreements or whether the agents acting for such parties had the powers of attorney to so act.
- 1.4. We have not verified the register of charges maintained by the Company under the provisions of the Companies Act, 2013 read with Companies Act 1956 (to the extent of applicable rules and provisions)
- 1.5. We have not reviewed the balance sheet of the Company and thus we are not aware of any other loans availed by the Company for which charge has not been registered with MCA.
- 1.6. We are not aware of any loan documents or guarantee arrangement which may have been entered into by the Company with any bank or financial institutions whereby security is required to be created on the immovable property in issue and which has not been registered with MCA.
- 1.7. We have not carried out any independent physical verification or searches at the Registrar of Assurances or Sub-Registrar of Assurances in respect of the immovable land owned or leased or proposed to be owned or leased by the Company with the concerned authorities or any other court. Accordingly, we express no opinion nor assume any liability on the veracity of title of the Company to immovable land owned or leased or proposed to be owned or leased by the Company.
- 1.8. Any liability on us arising from this certificate shall not increase due to a contractual or other limitation on liability of another party. Our liability shall be limited to the extent of fees charged by it in respect of this assignment.

2. Assumptions

This certificate has been prepared on the basis of the following assumptions:

- 2.1. The authenticity of all signatures, the authenticity and completeness of all documents available with MCA are in conformity with the original documents. We do not purport to have reviewed the original documents unless otherwise expressly stated in the certificate. In addition, we have assumed and have not verified the accuracy as to factual matters of each document we have reviewed. We have no material to indicate nor reason to believe that such statements are not correct or genuine;
- 2.2. all agreements, instruments and documents entered into, executed and/ or issued by or on behalf of and which have been reviewed by us were duly authorised and were validly executed and that the relevant parties to them had all necessary capacity under its or their constitutions to do such things;
- 2.3. all information or documentation supplied to, or examined by, us in connection with the preparation of this certificate, or from which this certificate was compiled, was and remains true and complete and is not misleading in any way;
- 2.4. all relevant documents and information available on the MCA are complete set of documents and that no further documents and/ or information exist that may have been withheld and/ or not updated with the MCA.
- 2.5. Kindly note that the data downloaded from the MCA portal shall be deleted from the firm's data upon completion of one year from the date of issue of report.

Company Master Data

CIN	U45309MH2014PTC255504
Company Name	SHUBHYUVI INFRASTRUCTURE PRIVATE LIMITED
ROC Code	KoC-Mumbai
Registration Number	255504
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	100000
Paid up Capital(Rs)	100000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	16/06/2014
Registered Address	201 Nivan CTS NO.E/751,S.V.Road, Khar (West) Opp Poddar International School, Mumbai Mumbai City MH 400052 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	compliance@paradigmrealty.co.in
Whether Listed or not	Unlisted
ACTIVE compliance	
Suspended at stock exchange	-
Date of last AGM	05/12/2020
Date of Balance Sheet	31/03/2020
Company Status(for efilling)	Converted to LLP

Charges

Charge Id	Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exists for Company/LLP					

Directors/Signatory Details

LIN/PAN	Name	Begin date	End date	Surrendered DIN
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No Signatory Exists for Company/LLP
Company Master Data

14/03/2022, 9:7

First Name	Middle Name	Last Name	Folio Number	DP ID-Clear Id Account Number	Number of Shares held	Class of Shares
JAYSHREE	KANTILAL	BHASKAR	1			5,000 Equity share
KANTILAL	KHIMJI	BHASKAR	2			5,000 Equity share

Jaya Sharma & Associates
Practicing Company Secretaries

(11) Park Road, Plot No. 12, Bandra Suburban Marg, Mumbai 400 057. Office: 022-26419115

To,
Lexicon Law Partners
Advocates & Solicitors
Mulla House, 4th Floor,
51, M.G. Road, Fort,
Mumbai - 400 001.

SUBJECT: ROC GENERAL SEARCH REPORT OF "SHUBHYUMI INFRASTRUCTURE LLP."

This General Search Report is being issued on the basis of the Online Search / Physical Search as per the MCA Portal conducted by our Firm for:

NAME OF THE LLP	SHUBHYUMI INFRASTRUCTURE LLP
LLP STATUS	ACTIVE
LLPIN	AAV-4704
REGISTERED ADDRESS	201 NIVAN CTS NO. E/51, S.V. ROAD, KHAR (WEST) OPP. PODDAR INTERNATIONAL SCHOOL, MUMBAI 400052
DATE OF INCORPORATION	JANUARY 14, 2021
DESCRIPTION OF BUSINESS ACTIVITY	REAL ESTATE ACTIVITIES
MAIN DIVISION OF BUSINESS ACTIVITY	70
TOTAL CONTRIBUTION	RS. 100,000/- (RUPEES ONE LAKH ONLY)

1. CHARGE DETAILS:

As per the Ministry of Corporate Affairs database, no charges exist for this company as on the date of the report.

2. KEY MANAGERIAL PERSONNEL

DETAILS OF THE KEY MANAGERIAL PERSONNEL AS ON THE DATE OF THE ISSUANCE OF THIS REPORT AS PER THE MCA PORTAL:

SR. NO.	DIN/DPIN/PAN	NAME OF THE PARTNER / DESIGNATED PARTNER	DATE OF APPOINTMENT	DESIGNATION	NUMBER OF PARTNERSHIPS/ DIRECTORSHIP HELD BY PARTNER / DP	WHETHER THE NUMBER OF DIRECTORSHIPS HELD BY THE INDIVIDUAL EXCEEDS THE PRESCRIBED LIMIT
1.	05251177	Parth Kaushik Mehta	14/01/2021	Designated Partner	17 LLPs and 10 Companies (10 Private Companies)	No
2.	07544752	Swadesh Kumar Swatantra Anand	14/01/2021	Designated Partner	19 LLPs and 8 Companies (8 Private Companies)	No

3. LIST OF ONLINE DOCUMENTS AVAILABLE ON THE MCA PORTAL DURING THE REPORTING PERIOD:

A. ROC (REGISTRAR OF COMPANIES MUMBAI, MAHARASHTRA) - ANNUAL FILINGS:

The Company has filed its Financial Statements and Annual Return (vide e-forms Form-8 and Form-11 respectively) till the financial year ended March 31, 2021.

B. ROC (REGISTRAR OF COMPANIES MUMBAI, MAHARASHTRA) - OTHER E- FORMS: NOT APPLICABLE

Annexures:

- LLP Master Data;
- Signatory Details;
- List of other directorships of Designated Partners as on 31st March 2021.

Kindly take note that the said details are based on the qualifications and assumptions as provided in Annexure "A" below.

For Jaya Sharma & Associates

JAYA ANKUR Digitally signed by JAYA ANKUR SINGHANIA
SINGHANIA Date: 2022.03.24 19:11:05 +05'30'

FCS Jaya- Sharma Singhania

M. No.: 7557 | COP: 8154

Place: Mumbai

Date: March 24, 2022

Annexure A

1. Qualifications

- 1.1. This certificate is prepared to the extent of the documents available at the Ministry of Company Affairs ("MCA") website. Hence, we shall not be held responsible for any losses, damages, costs or other consequences, if information available on the MCA website is untrue, inaccurate or incomplete. No warranty or representation is given by us as to the accuracy or completeness of the information available on the MCA.
- 1.2. All statements contained herein are made after considering and relying solely on the documents made available with the MCA for our review unless expressly stated otherwise.
- 1.3. We are in no position to verify that the parties to any agreements/ contracts entered into by the Company, had the authority to enter into such agreements or whether the agents acting for such parties had the powers of attorney to so act.
- 1.4. We have not verified the register of charges maintained by the Company under the provisions of the Companies Act, 2013 read with Companies Act 1956 (to the extent of applicable rules and provisions).
- 1.5. We have not reviewed the balance sheet of the Company and thus we are not aware of any other loans availed by the Company for which charge has not been registered with MCA.

- 1.6. We are not aware of any loan documents or guarantee arrangement which may have been entered into by the Company with any bank or financial institutions whereby security is required to be created on the immovable property in issue and which has not been registered with MCA.
- 1.7. We have not carried out any independent physical verification or searches at the Registrar of Assurances or Sub-Registrar of Assurances in respect of the immovable land owned or leased or proposed to be owned or leased by the Company with the concerned authorities or any other court. Accordingly, we express no opinion nor assume any liability on the veracity of title of the Company to immovable land owned or leased or proposed to be owned or leased by the Company.
- 1.8. Any liability on us arising from this certificate shall not increase due to a contractual or other limitation on liability of another party. Our liability shall be limited to the extent of fees charged by it in respect of this assignment.
2. **Assumptions**
This certificate has been prepared on the basis of the following assumptions:
 - 2.1. The authenticity of all signatures, the authenticity and completeness of all documents available with MCA are in conformity with the original documents. We do not purport to have reviewed the original documents unless otherwise expressly stated in the certificate. In addition, we have assumed and have not verified the accuracy as to factual matters of each document we have reviewed. We have no material to indicate nor reason to believe that such statements are not correct or genuine;
 - 2.2. all agreements, instruments and documents entered into, executed and/ or issued by or on behalf of and which have been reviewed by us were duly authorised and were validly executed and that the relevant parties to them had all necessary capacity under its or their constitutions to do such things;
 - 2.3. all information or documentation supplied to, or examined by, us in connection with the preparation of this certificate, or from which this certificate was compiled, was and remains true and complete and is not misleading in any way;
 - 2.4. all relevant documents and information available on the MCA are complete set of documents and that no further documents and/ or information exist that may have been withheld and/ or not updated with the MCA
 - 2.5. Kindly note that the data downloaded from the MCA portal shall be deleted from the firm's data upon completion of one year from the date of issue of report.

Company Master Data

LLPIN	AAV-4704
LLP Name	SHUBHYUVI INFRASTRUCTURE LLP
Number of Partners	0
Number of Designated Partners	2
RoC Code	RoC-Mumbai
Date of Incorporation	14/01/2021
Registered Address	201 Nivan CTS NO.E/751,S.V.Road, Khar (West) Opp Poddar International School, Mumbai Mumbai City MH 400052 IN
Email Id	compliance@paradigmrealty.co.in
Previous firm/ company details, if applicable	SHUBHYUVI INFRASTRUCTURE PRIVATE LIMITED
Total Obligation of Contribution	100000
Main division of business activity to be carried out in India	70
Description of main division	Real estate activities
Date of last financial year end date for which Statement of Accounts and Solvency filed	31/03/2021
Date of last financial year end date for which Annual Return filed	31/03/2021
LLP Status	Active

Charges

Charge Id	Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
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No Charges Exists for Company/LLP

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
05251177	PARTH KAUSHIK MEHTA	14/01/2021	-	
07544752	SWADESH KUMAR SWATANTRA ANAND	14/01/2021	-	

24/03/2022, 17:47

Signatory Details

Signatory Details

CIN / LLPIN companyID
Company / LLP Name companyName

List of Signatories

DIN/DPIN/PAN	Full Name	Designation	Date of Appointment	Whether DSC Registered	Expiry Date of DSC	Surrendered DIN
05251177	MEHTA PARTH KAUSHIK	Designated Partner	14/01/2021	Yes	03/03/2024	
07544752	ANAND SWADESH KUMAR SWATANTRA	Designated Partner	14/01/2021	Yes	24/03/2023	

<https://www.mca.gov.in/mcafoportal/viewSignatoryDetailsAction.do>

1/1

Other Directorship

DIN/DPIN : 05251177

Name : PARTH KAUSHIK MEHTA

CIN/LLPIN	Name of the Company/ LLP	Current designation of the Director/ Designated Partner	Date of appointment at current designation	Original date of appointment
AAC-8094	PARADIGM BUILDCON LLP	Designated Partner	13-10-14	13-10-14
AAC-8096	PARADIGM HOMES LLP	Designated Partner	13-10-14	13-10-14
AAD-5056	PARADIGM REAL ESTATES LLP	Designated Partner	09-03-15	09-03-15
AAF-3286	PARADIGM HOUSING LLP	Designated Partner	15-12-15	15-12-15
AAF-3290	PARADIGM INFRAPROJECTS LLP	Designated Partner	15-12-15	15-12-15
AAH-5095	MEHTA UBER ESTATES LLP	Designated Partner	29-09-16	29-09-16
AAH-7724	PPMS REALTY LLP	Designated Partner	08-11-16	08-11-16
AAH-9650	MEHTA UBER DEVELOPERS LLP	Designated Partner	07-12-16	07-12-16
AAH-9864	PPMS REAL ESTATES LLP	Designated Partner	09-12-16	09-12-16
AAJ-7641	PARADIGM DOTOM BUILDHEIGHTS LLP	Body Corporate DP Nominee	10-08-17	10-08-17
AAK-8433	PARADIGM STRUCTURES LLP	Designated Partner	12-10-17	12-10-17
AAK-8436	PARADIGM FRAMEWORK LLP	Nominee-Body Corp Partner	01-01-19	12-10-17
AAL-0967	PARADIGM CREATORS LLP	Designated Partner	10-11-17	10-11-17
AAL-1828	PARADIGM EVOLVERS LLP	Designated Partner	18-11-17	18-11-17
AAL-1829	PARADIGM UBER INFRA LLP	Designated Partner	18-11-17	18-11-17
AAL-7968	PRPM ENTERPRISES LLP	Designated Partner	22-01-18	22-01-18
AAM-0608	PRPM VENTURES LLP	Designated Partner	20-02-18	20-02-18
AAM-0819	PARADIGM DOTOM HOMES LLP	Body Corporate DP	23-02-18	23-02-18
AAM-0822	GAJAANAN CREATOR & BUILDER LLP	Body Corporate DP	23-02-18	23-02-18
AAN-1152	PARADIGM RESIDENCY LLP	Designated Partner	21-09-20	07-08-18
AAN-4845	PARADIGM SUNSTAR REALTY LLP	Body Corporate DP	30-10-18	30-10-18
AAN-6494	P & A BUILDCON LLP	Body Corporate DP	06-12-18	06-12-18
AAT-1211	WESTAVENUE DEVELOPERS LLP	Designated Partner	29-07-20	29-07-20
AAT-1212	WESTCENTRAL REALTORS LLP	Designated Partner	29-07-20	25-07-20
AAT-1213	WESTZONE REALTORS LLP	Designated Partner	29-07-20	29-07-20
AAV-4704	SHUBHYUVI INFRASTRUCTURE LLP	Designated Partner	14-01-21	14-01-21
AAW-2650	PARADIGM INFRA CONSTRUCTION LLP	Designated Partner	11-03-21	11-03-21
U45309MH2018PTC303869	PALLANTIUM INFRA TECH PRIVATE LIMITED	Director	09-01-18	09-01-18
U45309MH2018PTC304549	ANTALYA FRAMEWORK PRIVATE LIMITED	Director	22-01-18	22-01-18
U70102MH2016PTC271891	PARADIGM BUILDTECH PRIVATE LIMITED	Director	09-01-16	09-01-16
U70109MH2016PTC288698	PPMS UBER ESTATES PRIVATE LIMITED	Director	20-12-16	20-12-16
U70109MH2020PTC351041	WESTZONE DEVELOPERS PRIVATE LIMITED	Director	02-12-20	02-12-20
U70109MH2021PTC361231	BERTHVIEW PROPERTIES PRIVATE LIMITED	Director	29-05-21	29-05-21
U70200MH2021PTC356559	PARADIGM DOTOM REALTORS PRIVATE LIMITED	Director	08-03-21	08-03-21
U74999MH2017PTC292953	PRPM INTERNATIONAL IMPEX PRIVATE LIMITED	Director	24-03-17	24-03-17
U93000MH2018PTC318758	PPMS RESOURCES PRIVATE LIMITED	Director	26-12-18	26-12-18

Other Directorship

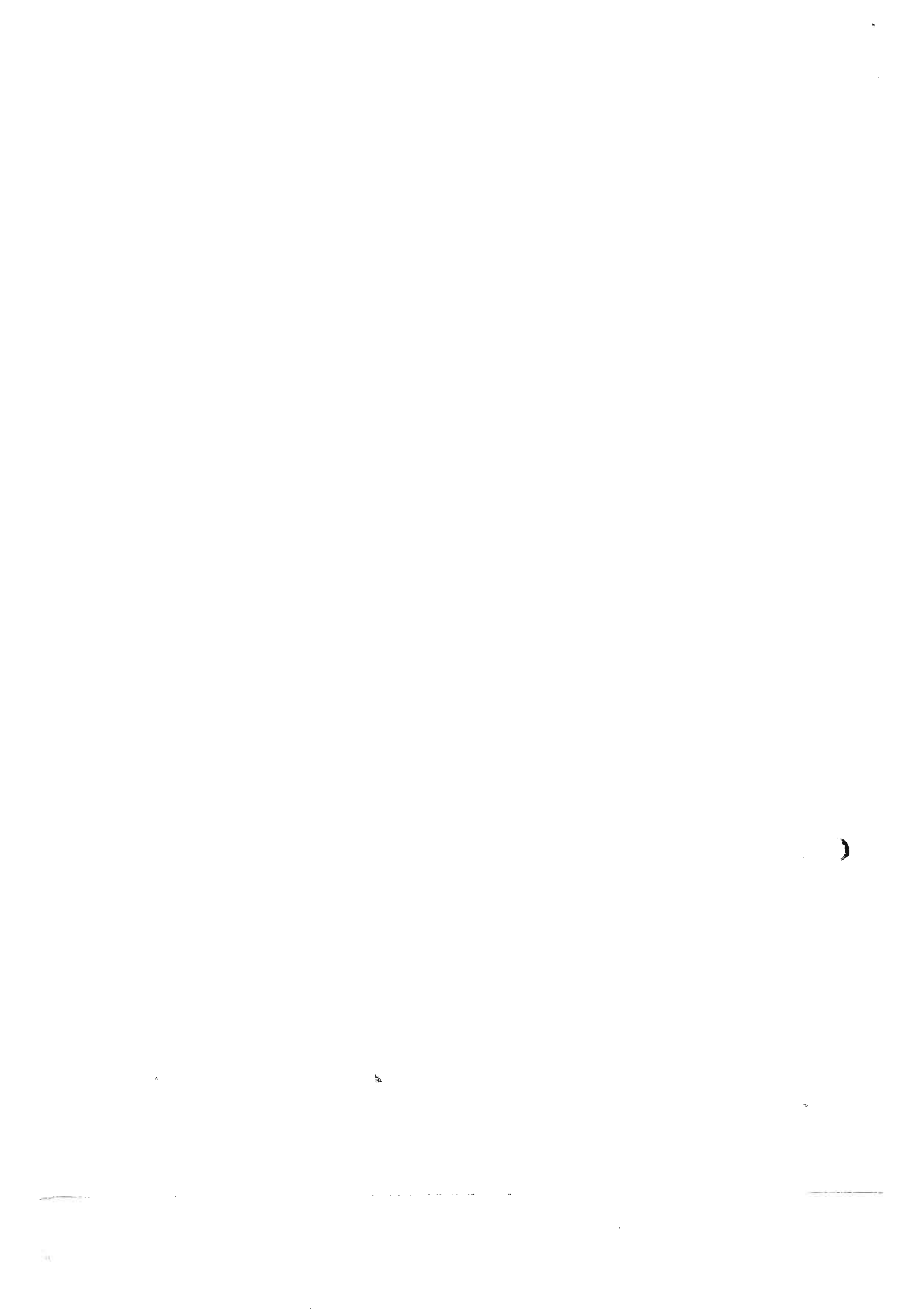
DIN/DPIN

: 07544752

Name :

SWADESH KUMAR SWATANTRA ANAND

CIN/LLPIN	Name of the Company/ LLP	Current designation of the Director/ Designated Partner	Date of appointment at current designation	Original date of appointment
AAC-8084	PARADIGM BUILDCON LLP	Designated Partner	10-11-17	10-11-17
AAH-5095	MEHTA UBER ESTATES LLP	Designated Partner	16-07-20	16-07-20
AAH-7724	PPMS REALTY LLP	Designated Partner	16-07-20	16-07-20
AAH-9650	MEHTA UBER DEVELOPERS LLP	Designated Partner	25-05-18	25-05-18
AAH-9864	PPMS REAL ESTATES LLP	Designated Partner	10-11-17	10-11-17
AAK-8433	PARADIGM STRUCTURES LLP	Designated Partner	12-10-17	12-10-17
AAK-8436	PARADIGM FRAMEWORK LLP	Designated Partner	12-10-17	12-10-17
AAL-0967	PARADIGM CREATORS LLP	Designated Partner	10-11-17	10-11-17
AAL-1828	PARADIGM EVOLVERS LLP	Designated Partner	18-11-17	18-11-17
AAL-1829	PARADIGM UBER INFRA LLP	Designated Partner	18-11-17	18-11-17
AAL-7968	PRPM ENTERPRISES LLP	Designated Partner	22-01-18	22-01-18
AAM-0608	PRPM VENTURES LLP	Designated Partner	20-02-18	20-02-18
AAM-0822	GAJAANAN CREATOR & BUILDER LLP	Body Corporate DP Nominee	06-04-18	06-04-18
AAN-1152	PARADIGM RESIDENCY LLP	Designated Partner	07-08-18	07-08-18
AAN-5884	PALANTIUM REAL ESTATES LLP	Designated Partner	28-11-18	28-11-18
AAL-5885	PALANTIUM DWELLERS LLP	Designated Partner	28-11-18	28-11-18
AAT-1211	WESTAVENUE DEVELOPERS LLP	Designated Partner	29-07-20	29-07-20
AAT-1212	WESTCENTRAL REALTORS LLP	Designated Partner	29-07-20	29-07-20
AAT-1213	WESTZONE REALTORS LLP	Designated Partner	29-07-20	29-07-20
AAV-4704	SHUBHYUVI INFRASTRUCTURE LLP	Designated Partner	14-01-21	14-01-21
AAW-2650	PARADIGM INFRA CONSTRUCTION LLP	Designated Partner	11-03-21	11-03-21
U45309MH2018PTC303869	PALLANTIUM INFRA TECH PRIVATE LIMITED	Director	09-01-18	09-01-18
U45309MH2018PTC304549	ANTALYA FRAMEWORK PRIVATE LIMITED	Director	22-01-18	22-01-18
U45500MH2019PTC334454	GAJAANAN PROPERTY DEVELOPERS PRIVATE LIMITED	Director	13-12-19	13-12-19
U70102MH2016PTC271891	PARADIGM BUILDTECH PRIVATE LIMITED	Director	01-02-18	01-02-18
U70109MH2016PTC288698	PPMS UBER ESTATES PRIVATE LIMITED	Director	13-09-19	12-11-18
U70109MH2020PTC351041	WESTZONE DEVELOPERS PRIVATE LIMITED	Director	02-12-20	02-12-20
U70109MH2021PTC361231	BERTHVIEW PROPERTIES PRIVATE LIMITED	Director	29-05-21	29-05-21
U93000MH2018PTC318758	PPMS RESOURCES PRIVATE LIMITED	Director	26-12-18	26-12-18



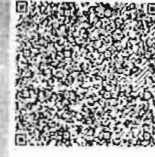
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEIFS7843H



नाम / Name
SHUBHYUMI INFRASTRUCTURE LLP

गठन/गठन की तारीख
Date of Incorporation/Formation
14/01/2021

01022021



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27AEIFS7843H1ZJ

1.	Legal Name	SHUBHYUVI INFRASTRUCTURE LLP			
2.	Trade Name, if any	SHUBHYUVI INFRASTRUCTURE LLP			
3.	Constitution of Business	Limited Liability Partnership			
4.	Address of Principal Place of Business	2nd Floor, 201, NIVAN, CTS NO. E/751, S.V.Road, Opp. Poddar International School, Khar West, Mumbai Suburban, Maharashtra, 400052			
5.	Date of Liability				
6.	Period of Validity	From	06/04/2021	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK(4) Date: 2021.04.06 00:45:12 IST					
Name					
Designation					
Jurisdictional Office					
9.	Date of issue of Certificate	06/04/2021			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 06/04/2021 .



GSTIN	27AEIFS7843H1ZJ
Legal Name	SHUBHYUVI INFRASTRUCTURE LLP
Trade Name, if any	SHUBHYUVI INFRASTRUCTURE LLP

Details of Additional Places of Business

Total Number of Additional Places of Business in the State	0
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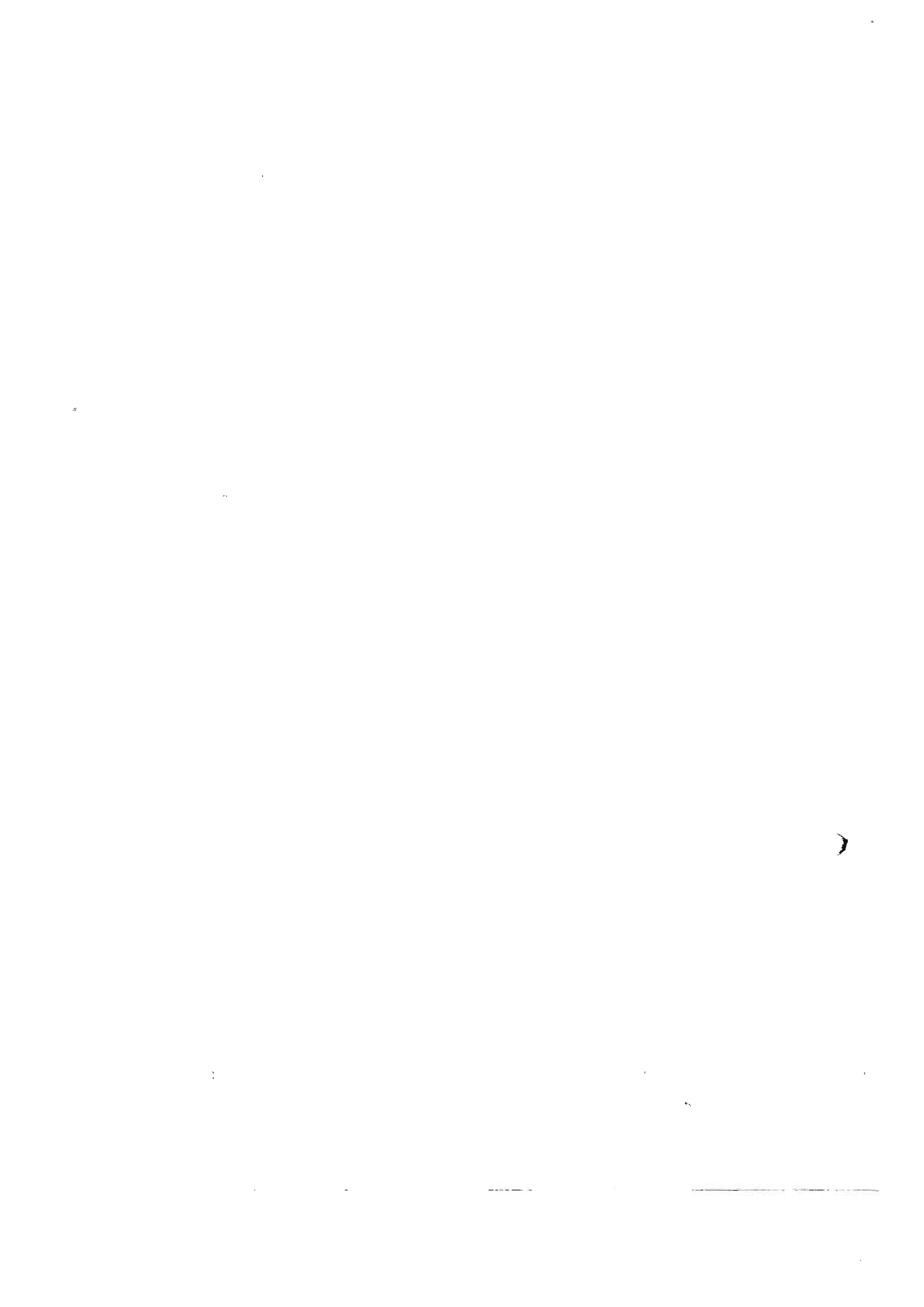
GSTIN 27AEIFS7843H1ZJ
Legal Name SHUBHYUVI INFRASTRUCTURE LLP
Trade Name, if any SHUBHYUVI INFRASTRUCTURE LLP

Details of Designated Partners

1



Name	PARTH KAUSHIK MEHTA
Designation/Status	Partner
Resident of State	Maharashtra





SLUM REHABILITATION AUTHORITY

No.: R C/MCGM/0023/20210505/LOI

Date: 5 OCT 2021

Architect : M/s. Aspire Architect & Consultant
B/1003, Sant Tukaram CHS Ltd.,
Opp-W.E. Highway,
Near Teachers Colony,
Bandra (East) Mumbai 400 050.

Developer : M/s. Shubhyuvi Infrastructure LLP
201, Nivan, 2nd floor,
S.V. Road, Opp. Poddar International
School,
Khar (W) Mumbai. 400 052.

Society : "Gaondevi Rahivashi SRA CHS (Prop.)".

Subject: Issue of LOI- Proposed Slum Rehabilitation Scheme under Reg. 33(10) implemented on land bearing F.P. No. 526 (pt) & 531 of TPS Borivali No. III, Laxman Bhandari Marg, Chikuwadi Road, Borivali West, Mumbai-400092 for "**Gaondevi Rahivashi SRA CHS (Prop.)**"

Reference: R-C/MCGM/0023/20210505/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Letter of Intent (LOI)** subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and draft Annexure - II issued by Competent Authority and other relevant documents.
2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

The salient features of the scheme are as under:.

Sr. No.	Description	Area (in sq.mt.)
1.	Total plot area	5110.28
2.	Deductions for a) Road Set back Area b) Any Reservation(RSA1.2) Municipal School) (1045/4= 261.25	nil 261.25
3.	Net Plot area (1-2)	4849.03
4.	Deduction for POS as per Reg. 14 (if any)	84.85
5.	Balance plot area	4764.18
6.	Addition for FSI purpose 2a) 100% (set-back) - nil 2b) Any Reservations 2c) POS as per Reg. 14 (if any)	 261.25 84.85
7.	Total Area	5110.28
8.	FSI permissible	4.00 FSI or sanctioned FSI whichever is higher
9.	Permissible floor area	20441.12
10.	Rehab Built up area fo. 310 nos. of tenement	10493.45
11.	BUA under common passages, Society Offices, Welfare Centres & Balwadi	4451.55
12.	Land rate (Rs. / per sq. m)	55,480/-
13.	Construction cost (Rs. / per sq. m)	30,250/-
14.	Basic ratio	1.83
15.	Incentive FSI	1.15
16.	Rehabilitation Component (8+9)	14945.00
17.	Sale Component in the scheme(considering incentive ratio 15 x 16	17186.75
18.	Total BUA approved/ sanctioned for the Scheme (10+17)	27680.20
19.	FSI Consumed on plot (27/1)	5.41
20.	No. of slum dwellers to be accommodated a. Rehab Resi. 92, Comm.13	105
21.	Reservations to be handed over to MCGM i) Municipal School ii) AOS (as per Reg. 14(A)	1045.00 84.85
22.	Total Nos. of PAP T/s generated in the schcme as per Cl. 3.12(C) of Reg. 33(10) of DCPR, 2034.	211 Nos.

No. R-C/MCGM/0023/20210505/LOI

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer /Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
5. Details of land ownership :- Land bearing F.P. No. 526 (pt) & 531 of TPS Borivali No. III, Laxman Bhandari Marg, Chikuwadi Road, Borivali West, Mumbai-400092,belongs to MCGM.
6. Details to access :- Plot Accessible by road having average width existing 9.15 m & 13.40 m wide proposed D.P. roads
7. Details of D.P. remarks :- As per D P. Remark the plot under S.R. Scheme is situated in R-Zone and reserved RSA 3.7 (Leisure Park) The is reserved for Municipal Primary School & Partly Play Ground.
8. If the land is owned by Govt. or public body the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) and as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. झोपुयो2008/प्र.क्र.236/ झोपसू.1 दिनांक-02/07/2010 and as per Circular no.114 dated 19/07/2010.
9. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
10. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost.

The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
11. The Amenity Tenements of Anganwadi as mentioned in salient features above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129.

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No. R-C/MCGM/0023/20210505/LOI

Welfare Centre, Society Office as mentioned in salient features above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developer.

12. The conditions if any mentioned in certified Annexure II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
13. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
14. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
15. When the project land is on public land and the IOA is not obtained within validation period of LOI i.e. within 3 months then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage and @ the rate of 3% per annum in same manner for Private land.
16. If it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
17. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

18. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
19. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp papers indemnifying the Slum

No. R-C/MCGM/0023/20210505/LOI

Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.

20. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
21. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) within a period of two weeks from the date of this LOI.
B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. I. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
22. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
23. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
24. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
25. That you shall execute standard format of individual agreement to be submitted to SRA as per Circular No.SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.
26. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
27. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
28. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.
29. That you shall construct tenements in shear wall technology as per Circular No.154.



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30. That you shall submit Eligibility of the undecided tenements before asking plinth C.C.
31. That the developer shall submit certificate of name reservation of society from A.R.S. before asking further CC to Rehab wing.
32. That you shall submit the NOC from CFO, NOC from E.E.(T & C) and NOC from Ch. Eng. (M&E) of MCGM before asking plinth C.C. to Sale wing of Composite Building.
33. That the rain water harvesting system should be installed/provided as per the provision of direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions at all the times,. Failing which penalty of the Rs.1000/- per annum for every 100 sq.mt. of built up area shall be leviable.
34. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.
35. A period of four weeks & submit the certificate to this office that you shall register the said project with MAHA- RERA Authority within for office record
36. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.
37. That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale building under reference and Accordingly , complied with the requirement of SWM of MCGM on site .
38. That you shall obtain the Concurrence of Buildable Amenities provided for Municipal Primary School for MCGM before plinth C.C. & the same shall be handed over to MCGM free of cost restrict Sale BUA upto 25% till the handing over of same to MCGM.
39. That you shall submit undertaking the area of fitness centre shall not be misused and shall be handed over to the registered society of sale wing free of cost and servant toilet will not be misused or sold out.
40. That the developer shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of failure of mechanized, parking system, parking spaces, even litigation arises in future. A condition to that effect shall be incorporated in the agreements of END USERS.

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41. That you shall incorporate condition in agreement with prospective buyers/END USERS, that the building is constructed with deficient open spaces, inadequate room sizes & inadequate size of AVS, the prospective buyers shall not take objection for the same, RUT with this effect shall be submitted.
42. That you shall submit the NOC from electric supply Company for providing supply from nearby substation before granting plinth C.C. to composite building bldg. u/r.
43. That the compliance of all the conditions mentioned in circular issued by GoM dt. 28.08.2019 relevant to amendment in Section 15A of Slum Act 1971, shall be complied with.
44. That the developer shall submit the certified Annexure-II for non Eligible tenements as provisional PAP's before asking OCC Sale Bldg.
45. That you shall submit the signature of eligible commercial tenements on the plan for size & location of their respective tenements before granting Plinth C.C. to Rehab bldg. u/r.
46. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer the certification of structural stability (peer review) from competent Government/Semi- Government Reputed Technical institutions such as IIT, VJTI etc.
47. That you shall submit Registered Undertaking stating therein that , the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions .The entire responsibility in this regard shall vest with the Developer.
48. That you shall submit registered undertaking stating that, if there is any change/modifications suggested by concerned Authority, accordingly developer revised LOI.
49. That you shall submit concurrence from Concerned Department reservation of MCGM of "Municipal School" before asking further CC of last 25% of Sale BUA in said S R Scheme.
50. That you shall submit demarcation of 9.15 m & 13.40 m Road from A.E. (Survey) 'RC' ward and Ex. Eng. (T & C) before insisting further C.C.
51. That you shall obtain P R card with area correction before granting further CC of Sale wings.
52. That you shall abide with all the processing /orders of court of law or any judicial/cosy judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposals by taking due cognizance of it from time to time.

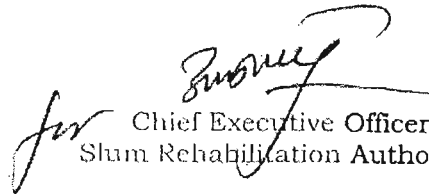
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53. As the land u/r. falls within 10.0 km buffer from the boundary Eco-sensitive zone of Thane creek Flamingo sanctuary, prior permission from the National Board of Wild Life is mandatory for all the development/ construction work as per the letter from Dy. Forest Conservator, Thane Forest Division vide letter dt. 09/4/2021.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


for Chief Executive Officer
Sham Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the LOI)



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 :
P51800034854

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

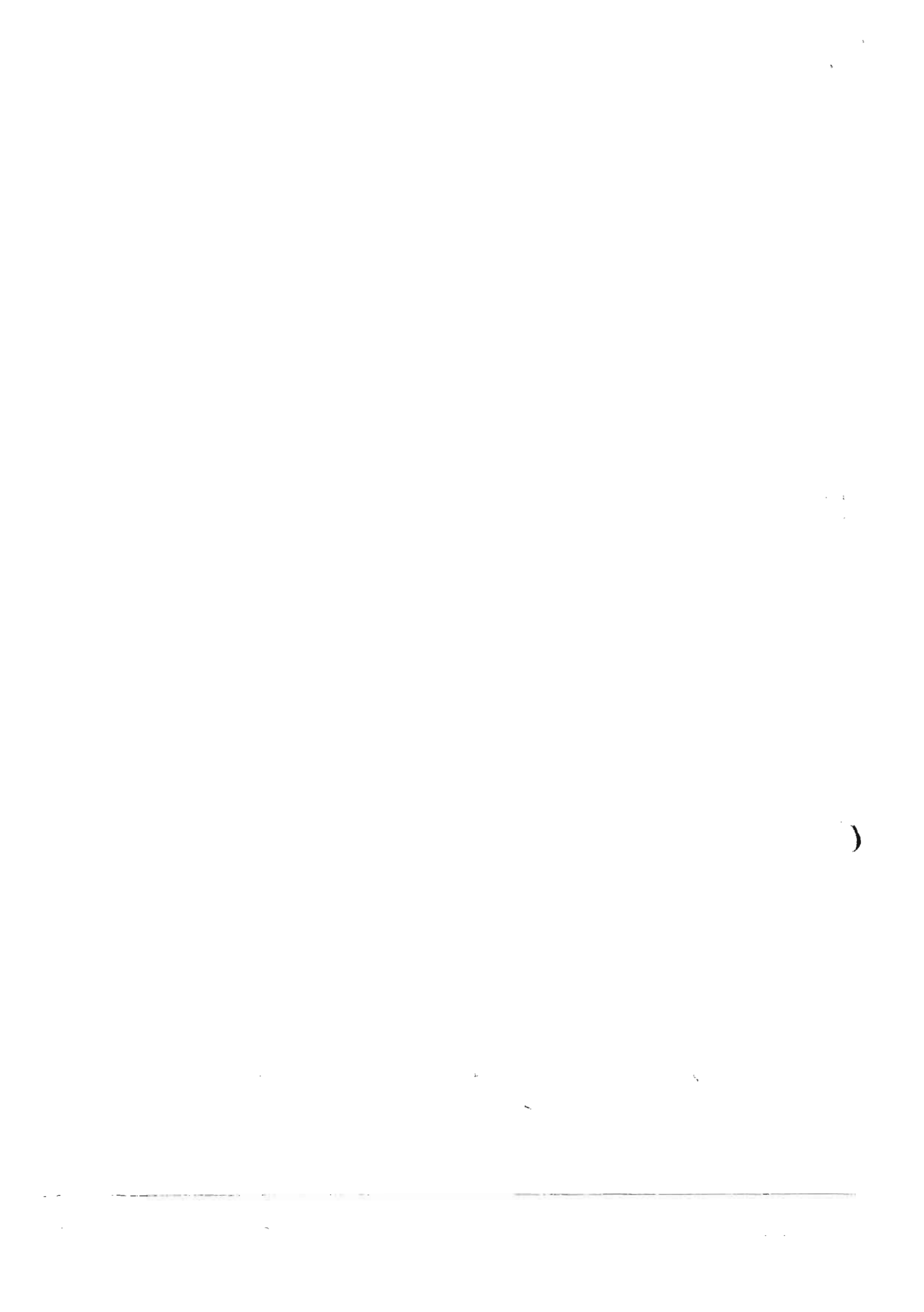
1. Shubhyuvi Infrastructure Llp having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban, Pin: 400092.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - 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;
 - 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 (l) 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.
 - 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.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - 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 Premchand Prabhu
(Secretary, MahaRERA)
Date:30-10-2023 12:07:36

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





SHUBHYUVA Infrastructure LLP

201, Paradigm Nivan, 2nd Floor, 96, S.V. Road, Khar (W), Mumbai-400052 | Tel : 022 6865 4848

Payment Schedule	% of A.V
Booking Amount	
On or Before 14 days from Booking	9.90%
Stamp Duty and Registration Formality	
On Commencement of Excavation	10.10%
On Commencement of Foundation	10.00%
On Commencement of Plinth	10.00%
On Commencement of 1st Slab	5.00%
On Commencement of 5th Slab	5.00%
On Commencement of 10th Slab	5.00%
On Commencement of 15th Slab	5.00%
On Commencement of 20th Slab	5.00%
On Commencement of Top Slab	5.00%
On Commencement of External Plaster of the said apartment	10.00%
On Installation of Elevator	10.00%
On Intimation of Possession	10.00%
Total	100.00%



Authorized Signatory
Name: Ram Reddy

Designation: Credit Senior Manager

Place: Mumbai

Date: 23 May, 2022

Anantaara

Client Name :-			PAYMENT SCHEDULE					
Date of Booking			30-Oct-2023					
Configuration			Payment Schedule	% of A.V	Gross Amt	TDS Amt	Net Amt	GST
Floor No	14		On Booking	10%	19,67,300	19,673	19,47,627	98,365
Flat No	1402		On or before Registration (30 Days from Booking)	10%	19,67,300	19,673	19,47,627	98,365
Typology	2 BHK-Optima		On Completion of Foundation	10%	19,67,300	19,673	19,47,627	98,365
Number of car parks	1		On Completion of Plinth	10%	19,67,300	19,673	19,47,627	98,365
	SQ.MTR	SQ.FT	On Completion of 5th Slab	5%	9,83,650	9,837	9,73,814	49,183
Area Carpet Area	63.17	680.00	On Completion of 10th Slab	5%	9,83,650	9,837	9,73,814	49,183
Deck Area	0.00	0.00	On Completion of 15th Slab	5%	9,83,650	9,837	9,73,814	49,183
Allied Area	1.77	19.00	On Completion of 20th Slab	5%	9,83,650	9,837	9,73,814	49,183
Total Area	64.94	699.00	On Completion of 25th Slab	5%	9,83,650	9,837	9,73,814	49,183
			On Completion of 30th Slab	5%	9,83,650	9,837	9,73,814	49,183
			On Completion of External Plaster of the said apartment	10%	19,67,300	19,673	19,47,627	98,365
			On Completion of Flooring of the said apartment	10%	19,67,300	19,673	19,47,627	98,365
			On Completion of internal Plumbing of the said apartment	5%	9,83,650	9,837	9,73,814	49,183
			On Possession/OC	5%	9,83,650	9,837	9,73,814	49,183
			Total	100%	1,96,73,000	1,96,730	1,94,76,270	9,83,650
PARTICULARS			Amount					
Flat Cost (A)			1,96,73,000					
Stamp Duty			11,80,380					
Registration Charges			30,000					
GST (5%)			9,83,650					
Total Taxes (B)			21,94,030					
Legal Charges, Society Charges, Electric and Water Meter Deposit + MGL			1,00,000					
Share Money			610					
Society Apex body Formation			30,000					
Development and Infrastructure Charges			4,50,000					
Total Possession charges (C)			5,80,610					
GRAND TOTAL (A + B + C)			2,24,47,640					
Note								
1) The Above Taxes & charges are subject to change as per Govt. notification. Any increase in &/or any additional taxes / charges other those mentioned above will solely be borne by the customer & the developer shall not be liable to bear the same.								
2) Developer reserves the right to change the above information to comply with applicable laws without prior notice to customer.								
3) Carpet area mentioned above is as per the definition under Real Estate Regulatory & Development Act, 2016.								
4) Stamp Duty & Registration Subject To Market Value Or agreement Value Whichever is Higher.								
5) Agreement Scanning and Handling Charges of INR 15000/- to Be Payable By Customer at the time of Registration.								
6) Advance maintenance at the time of possession shall stand payable to ensure upkeep of the premises for a period of 12 months @ Rs. 15 per month on Total area. This is an indicative amount, the actual amount shall be calculated at the time of 'Offer of possession'.								
7) Registration of Sale Agreement to be done by customer on completion of 10% of the agreement value as per Real Estate Regulatory and Development Act, 2016.								
8) Miscellaneous and Conveyance Charges as per actuals to be paid at the time of Registration.								
9) Cheque to be made in favour of "SIL AP ANANDA PARK COLLECTION ESCROW ACCOUNT"								
10) TDS to be paid by the Customer directly to Income Tax Department on or before 30th of the next Successive month of English Calendar. Web link: https://www.incometax.gov.in/iec/foportal/								
11) This Cost Sheet Agreed by the client to GST rebate already passed in aforesaid price.								
12) GST on possession charges will be payable at applicable rate at the time of possession.								
_____ First Applicant Signature			_____ Second Applicant Signature			_____ Sales Manager Name and Signature		

Anantara

Client Name :-		30-Oct-2023		PAYMENT SCHEDULE				
Date of Booking	Configuration	Payment Schedule	% of A.V	Gross Amt	TDS Amt	Net Amt	GST	
Floor No	14							
Floor No	1404	On Booking	10%	37,56,000	37,560	37,18,440	1,87,800	
Topology	3 BHK+Cluvely	On or before Registration (30 Days from Booking)	10%	37,56,000	37,560	37,18,440	1,87,800	
Number of car parks	2	On Completion of Foundation	10%	37,56,000	37,560	37,18,440	1,87,800	
Area Current Area	106.51 SQ.MTR	On Completion of Plinth	10%	37,56,000	37,560	37,18,440	1,87,800	
Deck Area	1.39	On Completion of 5th Slab	5%	18,78,000	18,780	18,59,220	93,900	
Alined Area	2.79	On Completion of 10th Slab	5%	18,78,000	18,780	18,59,220	93,900	
Total Area	115.20	On Completion of 15th Slab	5%	18,78,000	18,780	18,59,220	93,900	
		On Completion of 20th Slab	5%	18,78,000	18,780	18,59,220	93,900	
		On Completion of 25th Slab	5%	18,78,000	18,780	18,59,220	93,900	
		On Completion of 30th Slab	5%	18,78,000	18,780	18,59,220	93,900	
		On Completion of External Plaster of the said apartment	10%	37,56,000	37,560	37,18,440	1,87,800	
FAT COST (A)		On Completion of Flooring of the said apartment	10%	37,56,000	37,560	37,18,440	1,87,800	
		On Completion of Internal Plumbing of the said apartment	5%	18,78,000	18,780	18,59,220	93,900	
Stamp Duty	22,53,600	On Possession/OC	5%	18,78,000	18,780	18,59,220	93,900	
Registration Charges	30,000							
GST (5%)	18,78,000							
Total Taxes (B)	41,61,600							
Legal Charges, Society Charges, Electric and Water Meter Deposit	1,00,000							
* MGL	610							
Share Money	30,000							
Society Apex body formation	7,00,000							
Development and Infrastructure Charges	8,30,610							
Total Possession charges (C)	8,30,610							
GRAND TOTAL (A + B + C)	4,25,52,210							
			100%	3,75,60,000	3,75,600	3,71,84,400	1,87,80,000	

Note

- The above Taxes & charges are subject to change at per Govt. notification. Any increase in & for any additional taxes / charges other than mentioned above will solely be borne by the customer & the developer shall not be liable to bear the same.
- Developer reserves the right to change the above information to comply with applicable laws without prior notice to customer.
- Current rates mentioned above is as per the decision under Real Estate Regulatory & Development Act, 2016.
- Stamp Duty & Registration Subject To Mutual Value Of agreement/Value Whichever is Higher
- Agreement Scanning and Handling Charges of Rs. 1500/- to be payable by Customer at the time of Registration.
- Advance maintenance at the time of possession shall be payable to ensure upkeep of the premises for a period of 12 months @ Rs.15 per month on Total area.
- This is an indicative amount, the actual amount shall be calculated at the time of Registration.
- Registration of Sale % agreement to be done by customer on completion of 10% of the agreement value as per Real Estate Regulatory and Development Act, 2016.
- For details about and Convenience Charges as per actuals to be paid at the time of Registration.
- Charges to be made in favour of SHILP ANANDA PARK COLLECTION ESCROW ACCOUNT.
- TDS to be paid by the Customer directly to income Tax Department on or before 30th of the next successive month of English Calendar. Web link: <https://www.incometax.gov.in/iec/foportal/>
- This Cost Sheet Agreed by the client to GST Invoice already passed in advance price.
- GST on possession charges will be payable as applicable rate at the time of possession.

First Applicant Signature _____ Second Applicant Signature _____ Sales Manager Name and Signature _____



SHUBHYUVI Infrastructure LLP

201, Paradigm Nivan, 2nd Floor, 96, S.V. Road, Khar (W), Mumbai-400052 | Tel : 022 6865 4848

LLPIN: AAV-4704

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF PARTNERS OF SHUBHYUVI INFRASTRUCTURE LLP HELD ON 1STOCTOBER, 2023 AT THE REGISTERED OFFICE OF THE LLP SITUATED AT 201 NIVAN CTS NO. E/751, S.V. ROAD, KHAR (WEST), OPP PODAR INTERNATIONAL SCHOOL, MUMBAI 400052.

Authority for sale of flats, shops, offices or premises of the Project

"**RESOLVED THAT** the LLP do hereby execute Booking Form/s, Agreement for Sale/s, Deed Of Rectification/s, Deed of Cancellation/s and/or all other incidental or ancillary documents for sale of flats, shops, offices and/or any other premises agreed to be sold/transferred by the LLP in the Project of the LLP situated on (a) land admeasuring 4809.08 square meters forming part of Final Plot No. 531 and (b) land admeasuring 301.20 square meters forming part of Final Plot No. 526, admeasuring in aggregate 5110.28 sq.mtrs. of Town Planning Scheme III, Borivali within the registration District and Sub-District of Mumbai Suburban, lying being and situate at Lakshman Narayan Bhandari Marg, Chikwadi Road, Borivali (West), Mumbai 400 092, in the Registration Sub-District of Mumbai at the consideration contained in Booking Form/s, Agreement for Sale/s, Deed of Rectification/s, Deed of Cancellation/s and/or all other incidental or ancillary documents AND THAT Mr. Padmakar Gawde or Mr. Nandkumar Matkar or Mr. Rupesh Gudekar and Mr. Namdev Kalambare, Authorized Signatories of the LLP, jointly and/or severally, be and are hereby severally authorized on behalf of the LLP to sign and execute the said Booking Form/s, Agreement for Sale/s, Deed of Rectification/s, Deed of Cancellation/s and/or all other incidental or ancillary documents and such other documents, writings, affidavits and undertakings and to do all such acts, deeds, matters and things as may be considered necessary or expedient in connection therewith.

RESOLVED FURTHER THAT Mr. Padmakar Gawde or Mr. Nandkumar Matkar or Mr. Rupesh Gudekar and Mr. Namdev Kalambare, Authorized Signatories of the LLP, jointly and/or severally, be and are hereby authorized on behalf of the LLP to delegate their rights to execute any of the aforesaid documents by executing and registering a Power of Attorney to appoint attorney/s on their behalf to admit execution of duly executed aforesaid documents before the appropriate Registering Authorities and other statutory authorities for registration thereof, admit the execution thereof and to comply with all the other requisite formalities connected therewith to give effect to the resolution;

RESOLVED FURTHER THAT Mr. Padmakar Gawde or Mr. Nandkumar Matkar or Mr. Rupesh Gudekar and Mr. Namdev Kalambare, Authorized Signatories of the LLP, jointly and/or severally, be and are hereby authorized on behalf of the LLP to (i) to execute Mortgage/NOC Letter to Bank, Demand Letter, Memorandum of Understanding, Tri Partite Agreements with Allottee/(s) of flats/units in the in the Project of the LLP on the terms and conditions and consideration stated therein with respect to Subvention Scheme, if availed by the Allottee/s, (ii) to execute all ancillary and/or incidental documents in respect of finance facility availed by the Allottee/s and also the said Subvention Scheme, (iii) to deal and correspond with any Bank, for effective recovery of balance payable from the Allottee/(s) and for construction Linked Plan/payment plan, (iv) to deal and correspond with Allottee/(s) with respect to construction Linked Plan/payment plan, effective recovery of monies for the demand raised thereof, and to do all such acts, deeds, matters and things for completing the formalities in respect of the said Subvention scheme to be availed from the any Bank and also Subvention scheme being availed by the Allottee/ (s);



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LLPIN: AAV-4704

RESOLVED FURTHER THAT a copy of the aforesaid resolution certified to be true by anyone of the Partner be furnished to the Registering Authorities and other appropriate authorities with a request to act thereon."

**Certified True Copy
For Shubhyuvi Infrastructure LLP**

SWADESH Digitally signed by
KUMAR SWADESH KUMAR
SWATANTRA SWATANTRA
ANAND ANAND
ANAND Date: 2023.10.23
 16:45:18 +05'30'

Swadesh Anand
Director
DIN: 07544752



DEVELOPER COPY

Sr. No. 354

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO RC/MCGM/0023/20210505/AP/C

4 APR 2022

COMMENCEMENT CERTIFICATE

To,

M/s. Shubhyuvi Infrastructure LLP
201, Nivan, 2nd Floor,
S.V.Road, Opp. Poddar International School,
Khar (West), Mumbai-400 052.

Composite Building

Sir,

With reference to your application No. 000234 dated 05/10/2021 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. ---

F.P. No. 526 (pt) & 531 of TPS Borivali No. III, Laxman
Bhandari Marg, Chikwadi Road, Borivali (West), Mumbai -
400 092 For Gaondevi Rahivashi SRA CHS (Prop.).

of village **Borivali** T.P.S No. **Borivali No. III**
ward **R/C** Situated at: ---

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/R No. **RC/MCGM/0023/20210505/LOI** dt. **05/10/2021**
IDA/U/R No. **RC/MCGM/0023/20210505/AP/C** dt. **01/12/2021**

and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed **Shri. M. A. Wani.**

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to **plinth level only (Portion marked A, B, E, D & E).**

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

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