

Date: 31st January 2023

To:
Hon Secretary /Chairman
Vishwa kutir Cooperative Housing Society Limited
Dadar - (West),
Mumbai

THE VISHWA KUTIR CO-OP HSG. SOC. LTD.
(Regn. No. BOM/WH/HSG (TC) 4874 of 89-90)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

Dear Sir,

**SUB: Offer for Redevelopment of Your society Building by
demolition and Reconstruction of existing building.**

We are pleased to submit our offer for the redevelopment pursuant to the tender documents.

Details of our offer are as follows:

1. Carpet Area of the new premises being offered to Society.

We offer additional 25% (Twenty-five Percentage) carpet area over and above existing carpet area of the members in the newly reconstructed building inclusive of the fungible area as per 33(7)(B) of DCPR 2034.

Please note that the incentive FSI of 10 sq mtr. per member / 15% of the existing built-up area which ever is more shall be available to us for the sale premises.

2. Corpus Fund

We offer corpus of Rs. 1500/- (Rupees One Thousand Five Hundred only) per sft of existing carpet area to the society members.

The corpus shall be paid in three installments to the members.

- 10% at the time of execution of development agreement with the society and its members
- 20% at the time of society and its members vacating the premises and handing over the vacant and peaceful possession of all premises and land



c. 70% on repossession of all members.

3. **Alternate Accommodation / Rent**

We Offer Rs. 100/- per sft of existing carpet area per month towards the alternate accommodation for residential flats and Rs. 200/- per sft of existing carpet area per month towards the alternate accommodation for shops.

In addition, we offer an amount equivalent to two months rent as brokerage and Rs. 40,000/- per premises towards shifting charges (to and Fro) on lumpsum basis.

4. **Car Parking:**

We will provide car parking as per MCGM Rules and Regulations.

5. **Handing over the premises**

We will hand over the possession of the new flats to the existing members within 30 to 36 months from the date of the commencement certificate (CC)

6. **Amenities for the members new Premises**

List of the Amenities is attached herewith.

7. Other terms and conditions in the tender will be discussed in person.

Appreciating You,

**For Mayfair Housing
Authorized Signatory**



THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/VCH/ISO/TC/4874/33-00)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

LIST OF AMENITIES

- **Structure :**
RCC Framed structure.
- **Masonry:**
The External Masonry Walls shall be light weight blocks of 6" thick and internal Partition Wall of 4" thickness.
- **Plaster :**
External sand faced plaster in two.
Internal Gypsum plaster in flats.
Single coat cement mortar plaster in staircase and lobby.
- **Flooring/Tiling :**
Full body vitrified tile in entire flats
Matching skirting.
Granite Kitchen platform with steel sink with glazing
Main platform and service platform (L shaped / Parallel)
- **Door / Window**
Main entrance door to be of good quality teak wood solid flush door with Veneer finish with brass fitting.
Safety door with locking arrangement.
Laminated Bedroom doors flush / paneled with mortise lock
Water Resistant Flush/ panelled door for toilets
Marble / Granite framing on all the sides of window opening.
Anodised Aluminium sliding windows
- **Water Proofing:**
All the open wet areas viz. Terrace, Lift Machine Room Top, Mumty Room Top, to be water-proofed with brick bat coba and I.P.S. The Terrace and balcony top to be finished with china chips.
All the closed wet areas viz Bathroom, W.C. and Kitchen sinks to be done in chemical waterproofing as well as brick bat coba finished with cement mortar
- **External Plumbing :**
Vertical Drainage pipes and fittings shall be of C.I. material up to 1st floor and then PVC pipes above 1st floor.
The water down take shall be of G.I. pipes/ PVC pipes
Water connection for domestic/flushing as per MCGM norms
Water storage tanks as per MCGM/CFO norms subject to height available from civil aviation.

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BQM/WCH/HSC/TC)4874/125-90)
892, SHANIPAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.



Internal Plumbing:

Concealed plumbing for internal water supply works with PVC pipes.

Good quality C. P. fittings in toilets for shower, taps.

Wash basin to be provided in bathrooms/toilet blocks.

Storage Geyser in each Bathroom

Wall mounted EWC with flushing system.



Paints:

The external surface of the building will have to be painted with Acrylic / Texture Paint.

The internal paints shall Plastic Emulsion / Luster paint over Gypsum finish in wall ceilings.



Electricity

Three phase electric connection

Two submersible water pumps of adequate capacity of standard manufacturer with all the connections to be provided.

Cable connection points, Intercom facility and internet connections to be provided.

Concealed copper wiring and reputed brand switches.

Adequate number of Lights and Fans to be provided.

Sufficient electrical points..

Video door phone to each flat.

CC T.V. Camera in compound



Lifts

Lift of required capacity of reputed brand as per CFO requirement.



Piped Gas Connection

Mahanagar piped gas connection for each flat.



Common Facilities

Designer entrance lobby with reception area and fancy nameplate, letter boxes.

Security cabin, Society office, Fitness center, servant toilets as per MCGM rules

Submersible pump with control panel at suitable location.

Decorative entrance gates.

Chequered tiles / Interlocking Paver blocks.

Adequate lighting facility in compound.

Provision for storm water drains and drive ways.

Firefighting, rain water harvesting as per norms

Recreation garden.

Sufficient Car parking area

Decorative main gates with watchman cabin

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892, SHANKAR CHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

BRIEF PROFILE MAYFAIR HOUSING GROUP

ABOUT MAYFAIR GROUP

Mayfair is a Real Estate Developer based in Mumbai established in the year 1964. Mayfair Group was promoted by Late Mr. Arvind M. Shah and Mrs. Vasumati Arvind Shah in 1964. Mr. Nayan A. Shah joined in October 1984 and took over the complete reins of Mayfair Group in the year December 1993. Mr. Nayan Shah is qualified in MBA (Finance) from the Symbiosis University, Pune and is assisted by a team of professional from various fields.

Vision, Mission & Values of Mayfair Group

Vision

- To be a highly esteemed global leader in Real Estate.
- To create emotional and financial wealth for all our stakeholders.
- To inspire the confidence and trust of all those we serve.

Mission

- Leverage and further develop our core competencies in providing solutions to all types of Real Estate needs viz. TDR, Residential Development.
- Consistently deliver at the highest levels in alacrity, quality, services, and technical competence.
- Invest consciously and continuously in the growth of financial, technical and managerial assets and contribute significantly to the capital creation and career development of our employees.
- Act symbiotically with a strong sense of urgency to strengthen statutory authorities, trade bodies, associations and other peer organizations so as to serve customers better and fulfill national real estate needs.
- Design innovative products and services using foresight and user focus for an astutely segmented customer base.

Core Values

We shall be

- Ethical, equitable and transparent in all our dealings.
- Respectful of the rights and abilities of every individual.
- Demanding in performance and positive in approach.

Date of Incorporation of Mayfair Housing Private Limited (Flag Ship Group Company):

10th December 1986

Corporate Office & Registered Office:

1, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri(W), Mumbai 400 058.

List of Directors & Promoters

- Nayan Arvind Shah, Managing Director
- Anuradha Nayan Shah, Director
- 100% equity held by promoters & its group entities.

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WHN/HSE/7(TC)4874/1/79-90)
892, SHANTAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

Main Lines of Business

- Property Development
- Development of open plots,
- Redevelopment of buildings in Mumbai Suburbs & South Mumbai.
- Development of Townships (Virar & MMR).
- Construction of More than 2500 flats till date

TDR Business:

Generation of TDR by acquiring and developing parcels of land reserved for Public Amenities, like Development Plan Road, Municipal Schools, Municipal Markets, Public Housing and High Density Housing, Libraries & Welfare Centre, Municipal Gardens, Municipal Playgrounds etc and selling the same in the open market or use in house on its existing projects. Generators of TDR (more than 4 million sq.ft.)

Key Management

- Mr. Nayan A. Shah, CEO & Managing Director
- Mr. Sanjaykumar Jain, Chief Financial Officer.
- Mr Ramesh Tank, DGM – Business Development – I

HUMAN CAPITAL

- Strengthened from 50 people in 1995 to about 150 employees today
- Professionally qualified and experienced people in Business Development, Design, Architecture, Construction, Liasion, Purchase & Planning Team, Direct Marketing & Sales Team to drive the Organisation
- In house capabilities for future projects of highest quality with timely delivery
- Business development teams with focus areas



Mayfairs' Strength is driven by knowledge and intellect

Branding /Marketing/Sales

- Consistently delivering quality product
- Transparency in operations - Carpet area pricing, Full Cheque payment.
- Customer Satisfaction
- Marketing Strategy.
- Word of Mouth
- Project Branding
- Product Development Mix
- Direct Selling No Investors
- Creating a Hype for the project
- Bench marking the project with best 5 projects in the locality and incorporating those features in our project

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BSM/WCH/HSR/TC)4874 (1982-90)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

Maximizing & unlocking the true potential of projects

- Develop World Class Design
- Deliver World Class Products
- Realize a price of $x + 20\%$ vs. nearby projects & Cost of $x - 20\%$ vs. nearby projects

Research driven Business Development Teams

- Experienced team (20 + years) to deal with all complex situations Doing business with utmost caution at the same time been aggressive wherever necessary.
- Match the DCR with Development Options.

Thrust on Re-Development Projects

- Mayfair works in prime locations.
- No Title Issues.
- Good Marketability.
- Established Brand in Re-Development.
- Projects through Reference.
- Investment required at the stage when 100% consent received for compensation to members, Alternate Accommodation, Purchase of TDR, Payment of BMC fees.
- Low Project Duration once 100% consent received from the members.



Why Mayfair for Redevelopment

Mayfair has expertise in the Redevelopment Space for the edge we have over others as described below :-

Society preference

- Past track record of completing the project and re-housing of the members to their satisfaction
- Meeting our commitments to the Society and the members to their best satisfaction
- We own 40 flats in buildings which are re-development candidates and until the redevelopment starts, we can use these flats as alternate accommodation for certain Society members who are senior citizens and have fear in mind
- All in-house team which gives a confidence to the Society in our capability to complete the project in time

Exploit the development potential of the Plot/Project

- We have complete knowledge of the permissible concessions, we maximize the development potential of the project

Design Philosophy of Mayfair

- Contemporary in Look.
- Traditional in use.
- The design mix is as per the marketing survey
- Maximum use of the potential of the project in the given resources of time, manpower, amenities & In line with the DCR & the survey done by the marketing team & HFI.
- To give customized design solutions to the Business Development Dept. to make the projects feasible & viable.

Approach of Mayfair

- Direct Selling. No Investors.
- Customer Satisfaction.

Trusted Relationship based working.

In house Design and Execution.

Reflect our way of life into the working of our business.

Consider the business as a legacy to be handed over well and to be taken over with the same culture.

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/198/HSC(TC)4874/189-90)
892, SHANKAR GHANEKAR MARG,
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- Bench mark and continuous improvements.

Our customers & projects are our Testimonials.

We consider our plot owners ,Bankers, Vendor, Contractors, Consultants, Employees & their Family members as our key Stake holders with whom we maintain our relationship with regards and Respect.

- Mayfair Housing Private Limited has been rated at **BBB/Stable** by CRISIL in August 2017. The same has been upgraded from **BBB-/Stable to BBB/Stable**, i.e. **one notch above the previous rating**.

List of Completed Projects by Mayfair Group

Sr No.	Name of Project	Location	Group Company Name	Type	Year of Completion
1	Marve Queen 1	Malad (W)	Mayfair Housing	Residential	1992
2	Marve Queen 2 & 3	Malad (W)	Mayfair Housing	Residential	1994
3	Mulund Darshan A to I Wing	Malad (W)	Arvind & Associates	Residential	1996
4	Mulund Darshan J & K Wing	Mulund (W)	Megna Land Developers Pvt Ltd	Residential	2000
5	Mira Darshan A, B & D	Mira Road €	Renowned Mayur Estate & Properties Pvt Ltd	Residential	2002
6	Jhanvi	Malad (W)	Mayfair Housing Pvt Ltd	Residential	2004
7	Tushar	Khar(W)	Mayfair Housing Pvt Ltd	Residential	2006
8	Mayfair Gardens	Andheri (W)	Manifest Housing Pvt Ltd	Residential/ Commercial	2007
9	Mayfair Residency	Khar(W)	Mayfair Housing	Residential	2007
10	Mayfair Villa	Khar(W)	Mayfair Housing	Residential	2007
11	Mayfair Apartment	Khar(W)	Mayfair Housing	Residential	2007
12	Mayfair June Blossoms	Bandra(W)	Mayfair Housing Pvt Ltd	Residential	2008
13	Mayfair Melody	Santacruz (W)	Mayfair Housing Pvt Ltd	Residential/ Commercial	2009
14	Mayfair Marvel	Malad (W)	Mayfair Housing Pvt Ltd	Residential/ Commercial	2009
15	Mayfair Bliss	Khar(W)	Mayfair Housing Pvt Ltd	Residential	2009



16	Mayfair Marigold	Vile Parle (W)	Mayfair Housing Pvt Ltd	Residential	2010
17	Mayfair Maaya	Khar(W)	Mayfair Housing Pvt Ltd	Residential	2010
18	Mayfair MAP 2FSI	Vikroli (W)	Mayfair Housing Pvt Ltd	TDR	2010
19	TDR DP Road Branch	Vikroli (W)	Mayfair Housing	Residential	2010
20	Mayfair Sonata	Vikroli (W)	Mayfair Housing	Residential/ Commercial	2010
21	Mayfair Symphony	Vikroli (W)	Mayfair Housing	Residential/ Commercial	2010
22	Mayfair Meridian	Andheri (W)	Mayfair Housing Pvt Ltd	Residential/ Commercial	2009
23	Mayfair Arunodaya	Andheri (W)	Mayfair Housing Pvt Ltd	Residential/ Commercial	2010
24	Mira Darshan C Wing	Mira Road (E)	Renowned Mayur Estate & Properties Pvt Ltd	Residential	2010
25	Mayfair Virar Gardens	Virar (W)	Mayfair Housing - Phase 1,2,3,4	Residential/ Commercial	2010
26	TDR Generated	Mumbai Suburb	Mayfair Housing	TDR	2006
27	Mayfair Silver	JVPD	Mayfair Housing Pvt Ltd	Residential	2011
28	JVPD ONE	JVPD	Mayfair Housing Pvt Ltd	Residential	2011
29	Mayfair 14	Borivali	Mayfair Housing Pvt Ltd	Residential/ Commercial	2012
30	Mayfair Palms	Juhu Lane, Andheri(W)	Mayfair Housing Pvt Ltd	Residential	2012
31	Mayfair Boulevard	Main Avenue, Santacruz (W)	Mayfair Housing Pvt Ltd	Residential	2015
32	Mayfair Serene	Near Guru Nanak Park, Bandra (W)	Mayfair Housing Pvt Ltd	Residential	2015
33	Mayfair Kum Kum	Andheri West	Mayfair Housing Pvt Ltd	Residential/ Commercial	2014
34	Mayfair Heritage	Santacruz West	Mayfair Housing Pvt Ltd	Residential	2014
35	Mayfair Hillcrest	Vikroli West	Mayfair Housing	Residential	2015
36	Mayfair Mystic	Ghatkoper East	Mayfair Housing Pvt Ltd	Residential	2015
37	Mayfair Shyam	Borivali West	Mayfair Housing Pvt Ltd	Residential	2015



38	Mayfair Page 3	Andheri West	Mayfair Housing Pvt Ltd	Residential	2015
39	Mayfair Greens	Kandivali West	Mayfair Housing Pvt Ltd	Residential	2016
40	Mayfair Vishwaraja	Titwala East	Mayfair Housing Pvt Ltd	Residential	2018
41	Mayfair Astral	Jogeshwari West	Mayfair Housing Pvt Ltd	Residential	2017
42	Mayfair Aasaan	Asangaon	Mayfair Housing Pvt Ltd	Residential	2019
43	Mayfair Legends	Malad (W)	Mayfair Housing Pvt Ltd	Residential	2017

List of Ongoing / in hand Projects

Sr	Project Name	Location
1	Mayfair Muse	Bandra (W)
2	Mayfair sara Powai	Vikhroli (W)
3	Mayfair Gnyanadeep	Santacruz (West)
4	Mayfair Arcade	Malad (W)
5	Mayfair Mira Pride	Mira Road (E)
6	Mayfair Meridian, Thane	Kolshet Thane
7	Mayfair Virar Gardens	Virar (W)

Morals of Mayfair

- "We believe in word of mouth"
- Profit is a by-product of the value we deliver.
- Settle all issues and look ahead.
- Maintain the grace and charm of the Deal.

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOMWGN/HSG (TC) 4374 & 4375)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.



COMPLETED REDEVELOPMENT PROJECTS IN LAST 10 YEARS

SR NO	Name of project	Location	Description Of Project	Name of BMC Architect	Area of Plot in Sq.ft	Built up area in Sq.ft	Name of society / owner
1.	Mayfair Legends :	Evershine Nagar Malad (W)	Ground + 3 podium + 17 storey two wings	Abhijit Mehta	36167	1,50,000	Alpha CHSL
2	Mayfair Astral:	Patel estate Jogeshwari (West)	Stilt+Podium+ 17 Storey	Arvind nandapurkar	22647	62,000	Canara Bank Employees CHSL
3	Mayfair Akshay:	Lokhandwala I cross Lane Andheri (West)	Stilt + 3 podium + 18 storey two wings	Square Consultants	29374	1,42,000	RBI Employees' Nirbhay CHSL
4	Mayfair Shyam :	Kastur Park Borivali (west)	Stilt + 13 storey	Bhavin Modi	10764	31969	Borivali Shyam CHSL
5	Mayfair Mystic:	Vikrant Circle Ghatkopar (East)	Basement + Stilt + podium + 15 storey	Dilip Sanghavi	19838	58000	Navchhaya CHSL

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(Regn. No. BOM/MCN/HSG/(TC)4874 of 89-90)
892, SHIVKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.



SR NO	Name of project	Location	Description Of Project	Name of BMC Architect	Area of Plot in Sq.ft	Built up area in Sq.ft	Name of society / owner
6.	Mayfair Palms :	Juhu Lane, Andheri (W)	Stilt + 15 storey building	In house architect Dharmesh Chevli	15,480	50,000	Palmgrove CHSL
7	Mayfair 14	Chndavarkar Lane, Borivali (W)	B + 2P + 15 floors building	Rasik Hingoo	27,491	80,000	Borivali Tulsibaug CHSL
8.	Mayfair Arunoday :	Juhu Lane, Andheri (W)	Basement + ground+ 11 upper floors	In house architect Dharmesh Chevli	15,000	45,000	Dena Bank Staff Arunodaya CHSL
9.	Mayfair Silver:	ANDHERI (WEST)	Stilt+ Podium+ 10 Upper storey building	Brighton Arch	14,000	42000	Silver beach CHSL
10	Mayfair Boulevard	Santacruz (W)	Stilt + 11 floors	Rasik P hingoo	8105	30381	Narayan Premises CHSL
11	Mayfair Serene	Bandra west	Ground + 12 upper floors	Inhouse	8027	38000	Gangavihar CHSL

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 SHANKAR GHANEKAR MARG,
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LARGEST REDEVELOPMENT PROJECTS COMPLETED IN THE PAST 10 YEARS

Name of Project & Location	Plot Area Sqm	Original No of Flats	Final no of flats	Original flat CA sq. ft.	Final Flat CA sq. ft.	Year completed	OC received yes/no
Mayfair Mystic Ghatkopar (East)	1843	32	50	18500	46500	29.06.2015	Yes
Mayfair Shyam Borivali (West)	1000	24	36	12500	25500	01.09.2015	Yes
Mayfair Aksahy Lokhandwala, Andheri (West)	2728.72	48	77	30500	69500	17.12.2015	Yes
Mayfair Legends Malad (West)	3360	86	132	35000	85000	06.03.2017	Yes
Mayfair Astral Jogeshwari (West)	2104	40	65	22500	52500	03.09.2017	Yes


 THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
 (Regn. No. BOM/WGN/SG/(TC)1874 of 29-90)
 802, SHANKAR GHANEKAR MARG,
 DADAR (WEST), MUMBAI-400 028.



ONGOING PROJECTS & THEIR BUILT-UP AREA / COST / PROJECT STAGE

Name of Project with Contact details	MAYFAIR MUSE	MAYFAIR LIV	MAYFAIR SARA VIRAR
Location	Bandra (West)	Santacruz (West)	Virar (West)
Name of Architect	1. Bhavin Modi – Space Vision 2. Lelvin - Beyond Design Studio 3. Kaushik Patel	1. Ankit Jain - AR design studio 2. Lelvin - Beyond Design Studio	In House
Area of the Plot in Sq. ft.	Plot area - 20235 Sq. ft.	Plot area - 16119 Sq. ft.	Plot area - 200000Sq. ft.
BUILT UP AREA in sq. ft.	66000 sq. ft.	48000 sq. ft	300000 sq. ft.
Cost of Project Construction TDR + BMC	Approximately 125 crores	Approximately 80 crores	Approximately 200 crores
Description of Project	Stilt + 4 podium + 14 Floors	Stilt + 3 Podium + 12 Floors	Stilt + Podium + 22 Floors (3 Buildings)
Date of I.O.D.	01.06.2021	29.12.2021	
Date of C.C.	28.09.2021 / 22.04.2022	20.04.2022	03.09.2021
Expected Date of Completion	30.09.2023	31.01.2024	31.03.2024
Present Status	1. 19 slabs completed 2. Masonary work and Gypsum plastering work in progress 3. Sample Flat Completed	1. 5 Slab Completed o/o 16 slabs	1. R.C.C. & finishing work in progress


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 (Regd. No. 80M/WGN/HSG/TC/4874 of 89-90)
 832, SHANKAR GHANEKAR MARG,
 DADAR (WEST), MUMBAI-400 028.



ANNEXURE "C"

TOTAL BUILT UP AREA OF PROJECTS COMPLETED UNDER MCGM DCR

Name of Project with contact details	Mayfair Hillcrest	Mayfair Legends	Mayfair Greens	Mayfair Akshay	MAYFAIR SARA POWAI
Location	Vikhroli (West)	Evershine Nagar, Malad (W)	Kandivali (West)	Lokhandwala Andheri (West)	Vikhroli (West)
Description of project	Three Basement + stilt + podium + 17 storey	Ground & Stilt + 3 podium + 17 storey	Stilt + 3 podium + 32 upper floors	Stilt + 3 podium + 18 storey	2 Basement + Stilt + 33 Floors
Name of Architect	Dharmesh Chevli	Abhijit Mehta	R. P. Hingoo & Asso.	Tejas Shah-Square Consultant	Kaushik Ghate of Designexus Achitectural Studio Lelvin - Beyond Design Studio
Area of the plot in Sq. ft.	42100 sft	36170 sft	41232 sft	29372 sft	39320 Sq. ft.
BUILT UP AREA	103828.68 sft	97235 sft	84452.24 sft	79298.38 sft	114044 sft
Estimated Total Cost	110 crore	78 crore	125 crore	89 crore	Approximately 175 crores
Date of I. O.D. & FIRST CC	27.02.2009 23.12.2009	20.10.2014 21.02.2015	25.05.2012 08.04.2013	13.06.2013 30.10.2015	20.06.2018 23.12.2019
Date of Completion (Actual/ Scheduled) for complete project	08.06.2015	03.06.2017	17.03.2016	17.12.2015	Occupation Certificate Received
Current Status (Indicate the reasons for delay if any)	Completed	Completed	Completed	Completed	
Date of B.C.C.	WITH OC	WITH OC	-----	25.02.2016	

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WGN/HSG/1138/11 of 89-90)
89, CHANKAR CHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.





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

Registration Certificate

Registration Number : 27AAHFM7843A1ZC

1.	Legal Name	MAYFAIR HOUSING			
2.	Trade Name, if any	MAYFAIR HOUSING			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	Ground Floor, 1, Mayfair Meridian, Ceaser Road, Near St. Blaise Church, Amboli, Andheri West, Mumbai Suburban, Maharashtra, 400058			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 1 Date: 2018.07.29 00:47:42 IST					
Name					
Designation					
Jurisdictional Office					
9.	Date of issue of Certificate	29/07/2018			
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 01/07/2017.

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892, SHANKAR CHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.



सत्यमेव जयते

Annexure A

GSTIN	27AAHFM7843A1ZC
Legal Name	MAYFAIR HOUSING
Trade Name, if any	MAYFAIR HOUSING

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0




THE VISHWA KUTIR CO-OP. HOUSING SOC. LTD.
(Regn. No. BOM/WGH/HSG/(TC)4074 of 89-90)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.



Annexure B

GSTIN 27AAHFM7843A1ZC
Legal Name MAYFAIR HOUSING
Trade Name, if any MAYFAIR HOUSING

Details of Managing / Authorized Partners

1		Name	Nayan Arvind Shah
		Designation/Status	Partner
		Resident of State	Maharashtra
2		Name	Anuradha Nayan Shah
		Designation/Status	Partner
		Resident of State	Maharashtra

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BO/17/SGN/HSG/COOP/4 of 1980)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

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FORM 'H' / नमूना 'ह'
(See Rule 17 / नियम १७ पहा)
CERTIFICATE OF REGISTRATION
नोंदणीचे प्रमाणपत्र



THE INDIAN PARTNERSHIP ACT, 1932
(ACT No. IX OF 1932)
भारतीय भागीदारी अधिनियम, १९३२
(सन १९३२ चा अधिनियम क्रमांक ९)

Registration No. बअ-३०८७५३
नोंदणी क्रमांक

It is certified that a firm by name
with its head office at

has this day been duly registered under The Indian Partnership Act, 1932
(Act No. IX of 1932).

याद्वारे असे प्रमाणित करण्यात येत आहे की, मेफेजर मेरिथिअन, सीझर स्वता,
अंघोरी (पाश्चिम) मुंबई-४०००५८
येथे मुख्यालय असलेल्या
मे. मेफेजर हौसिंग
या नावाच्या संस्थेची

२३/०३/२००२ या दिवशी भारतीय भागीदारी अधिनियम, १९३२
(१९३२ चा अधिनियम क्रमांक ९) अन्वये योग्य रीतीने नोंदणी करण्यात आली आहे.

Given under my hand this day of 200.....

दिनांक २३ मार्च २००२ या दिवशी माझ्या सहीने देण्यात आले.



Registrar/Deputy Assistant Registrar of Firms
Mumbai/Pune/Nagpur/Aurangabad.
निबंधक/उप सहायक निबंधक भागीदारी संस्था,
मुंबई/पुणे/नागपूर/औरंगाबाद. १००

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BQM/VGN/HSG/TC)4874 of 8/1/90)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.



ab

महाराष्ट्र MAHARASHTRA
General Stamp Office, Mumbai
L.S.V. No. 694
28 JUN 2011
Proper Officer

H.C.I

JUL 2011

ES 065805

दे. महाराष्ट्र मंत्रालय अन्ध अलाईड ऑफिस
को. ऑप. चैक लि., मंत्रालय, मुंबई - ४०००३२
एल. एम. सी. क्रमांक - ६९३
क्रमांक - १०१
उच्च न्यायालय, मुंबई
सर्वोच्च न्यायालय
गोदा न्यायालय मुंबई
वेकला.

MAYFAIR HOUSING
1, MAYFAIR MERIDIAN,
CEASER ROAD, OFF. S.V. ROAD,
AMBOLI, NEAR ST. BLAISE CHURCH,
ANDHERI (WEST), MUMBAI-400 058.

SHRI. K. R. MADGE

REGISTER OF FIRMS.

मुद्रांक विक्रेता
नेहा बापू आयकवाड

FIRM NO. BA-104751.

NAME:- M/s. MAYFAIR HOUSING. (REGD.)

BUSINESS: THE FIRMS BUSINESS SHALL BE THAT OF REAL ESTATE DEVELOPMENT THAT IS PURCHASE OF LAND, CONSTRUCTION AND DEVELOPMENT OF PREMISES THEREON BOTH RESIDENTIAL AS WELL AS COMMERCIAL PREMISES, PROCURING, BUYING AND SELLING TRANSFERABLE, DEVELOPMENT RIGHTS, DEVELOPING PROPERTIES UNDER RESERVATION SO AS TO OBTAIN TDR'S AND LEASING OF PLANT AND MACHINERY AND OTHER ASSETS. THE PARTNERSHIP MAY CARRY ON SUCH OTHER BUSINESS OR BUSINESSES AS THE PARTIES HERETO MAY AGREE UPON FROM TIME TO TIME.

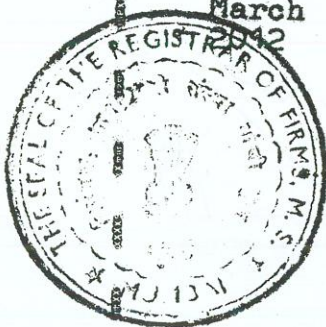
NO. OF DATE OF
ENTRY ENTRY
1. 31st
March

NATURE OF ENTRY

REMARKS.

Name:- M/s. MAYFAIR HOUSING. (REGD.)

Principal Place: 1, Mayfair Meridian, Ceaser Road, Andheri West, Mumbai- 400058.



THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WGN/SG/TC)4874/89-90)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

...2...

2

PARTNERS ADDRESSES & DATE OF JOINING:- FIRM NO. BA-104751.

1. NAYAN ARVIND SHAH
Joined on 1st April, 2011.
2. NAYAN ARVIND SHAH karta of
NAYAN ARVIND SHAH HUF
Joined on 1st April, 2011,
3. ANURADHA NAYAN SHAH
Joined on 1st April, 2011.
4. VASUMATI ARVIND SHAH
Joined on 1st April, 2011.
Address for 1 to 4: 701, Mayfair Villa,
11th Road, Khar West, Mumbai-52.
5. NAYAN ARVIND SHAH trustee of & for on
BEHALF NAYAN ARVIND SHAH FAMILY TRUST
1, Mayfair Meridian, Ceaser Road,
Andheri West, Mumbai-400058.

DURATION : AT WILL
FORM DATE: 29th October, 2011.

Sd/- RAMESHCHANDRA TIWARI. Notary, Govt. of In a
Res. 129, A-Wing, Appli Ekta Hsg Soc. Nav.
Pada, Marol Naka, Andheri (E), Mumbai-59.



any
13.44.12

मानक प्रत/फेरफार प्रमाणित प्रत

क्रमांक ... 49836.....

दिनांक ... 17/11/2011

प्रमाणित ... 2886.....

संयोजित प्रमाणित ... 145.....

इपासले ... 13/4/2012

प्रमाणित ... दिनांक

Sd/- G.D.KURANE,
Asstt. Registrar of Firms, Mumbai

TRUE EXTRACT

Assistant Registrar of Firms
Mumbai

THE VISHVA KUTIR CO.
(Regn. No. BQM/WCHSC/TC/1177)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

Acknowledgement Number:500478680170922

Description of the Block of Assets/Class of Assets	Sl. No.	Date of Sale	Amount	Whether deletions are out of purchases put to use for less than 180 days
Furnitures & Fittings @ 10%				
No records added				
Description of the Block of Assets/Class of Assets	Sl. No.	Date of Sale	Amount	Whether deletions are out of purchases put to use for less than 180 days
Plant and Machinery @ 15%				
No records added				
Description of the Block of Assets/Class of Assets	Sl. No.	Date of Sale	Amount	Whether deletions are out of purchases put to use for less than 180 days
Plant and Machinery @ 40%				
No records added				

This form has been digitally signed by **MEHERNOSH DARA DUMASIA** having PAN **AACPD7122J** from IP Address **49.36.113.50** on **17/09/2022 09:35:26 AM** Dsc Sl.No and issuer ,**C=IN,O=Verasys Technologies Pvt Ltd.,OU=Certifying Authority**

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WGN/HSGLTC)4874 of 1A 90
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.



महाराष्ट्र MAHARASHTRA

2018

AP 934141

प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क. ७०००९०
22 FEB 2019
सक्षम अधिकारी



PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP made at Mumbai this 14th day of August Two Thousand Nineteen between (1) **MR. NAYAN ARVIND SHAH** of Mumbai Indian inhabitant, residing at 701, Mayfair Villa, 11th Road, Khar (West), Mumbai - 400 052 (which expression shall, unless repugnant to the context or meaning thereof, be deemed to

For NAYAN ARVIND SHAH (H.U.F.)

For MAYFAIR HOUSING PVT. LTD.

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

Karta / Member

For NAYANA. SHAH FAMILY TRUST

TRUSTEE

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. RSM/WGN/SG/(TC)4874/89-90)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

IG
Blaise Church

मुद्रांक विक्रय घेणाऱ्याचे नाव

मुद्रांक विद्वत् धेनूनायाधे रहिवासी पत्ता

मुद्रांक विक्रीबाबतची नोंद वही अनु. ६७/१९६८

3359

मुद्रांक विभाग छेपण-वाणी राखी

परवाना क्रमांक : ८००००१०

मुद्रांक पितृगोत्रे विवाह/पत्नी: श्री. लक्ष्मीबाई शिवाजी नारायण
सीमलका रत्नेश्वारी माई, ज्योती नं. ६, पोस्ट नं. ६, तालुका नं. ६, जिल्हा नं. ६

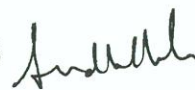
एन. जी. रोड, सीरीसोपेल कोर्ट ऑफ़ लॉ

28 FEB 2019

28 FEB 2019

ज्या कारणसाठी ज्यांनी मुद्रांक खरेदी केला त्यांची त्याच कारणासाठी मुद्रांक खरेदी
केल्यापासून दमहिन्यात वापरणे घटनेकारक आहे.

mean and include, his legal heirs, representatives, executors and administrators) of the First Part; (2) MR. NAYAN ARVIND SHAH, Karta of **NAYAN A. SHAH (H.U.F.)** of Mumbai, Indian inhabitant and having its address at 701, Mayfair Villa, 11th Road, Khar (West), Mumbai - 400 052 (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include, all its members, their representatives, executors and administrators) of the Second Part; (3) **MRS. ANURADHA NAYAN SHAH** of Mumbai Indian inhabitant, residing at 701, Mayfair Villa, 11th Road, Khar (West), Mumbai - 400 052 (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include, her legal heirs, representatives, executors and administrators) of the Third Part; (4) MR. NAYAN ARVIND SHAH, Trustee of and for on behalf of **NAYAN ARVIND SHAH FAMILY TRUST** a discretionary family trust having its address at 1, Mayfair Meridian, Ceaser Road, Andheri (West), Mumbai - 400 058 (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include, all its trustees and beneficiaries from time to time, their respective legal heirs, representatives, executors and administrators) of the Fourth Part; AND (5) **MAYFAIR HOUSING PRIVATE LIMITED**, a private limited company incorporated under the provisions of the Companies Act, 1956 and validly existing under the Companies Act, 2013 with CIN U70100MH1986PTC041829 and having its registered office at 1, Mayfair Meridian, Ceaser Road, Andheri (West), Mumbai - 400 058 (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the Fifth and Last Part.

u.
ANS 

For MAYFAIR HOUSING PVT. LTD.

u.
MANAGING DIRECTOR

For NAYAN ARVIND SHAH (H.U.F.)

u.
Karta / Member

For NAYAN A. SHAH FAMILY TRUST

u.
TRUSTEE

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. 60M/WGN/56/104874 of 1990)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

WHEREAS:

A. The parties of the first to fourth part were carrying on in partnership the business under the name and style **MAYFAIR HOUSING** and which partnership was recorded in writing and amended from time to time, the last formal partnership deed being dated 18th November 2016.

B. For meeting additional capital requirements and for other diverse reasons, it has been unanimously decided by the parties hereto that Mayfair Housing Private Limited (being the party of fifth part) be admitted into the partnership with effect from 1st April 2019 and that Nayan A. Shah HUF (being the party of second part) and Nayan Arvind Shah Family Trust (being the party of fourth part) shall retire from the partnership with effect from 1st April 2019 and that the new profit sharing ratio be reconstituted in the manner contained herein.

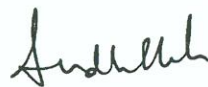
C. The parties hereto are desirous of recording the terms and conditions of the said reconstituted partnership in writing.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. Mayfair Housing Private Limited, being the party of the fifth part shall be admitted into the partnership with effect from 1st April 2019 and shall be represented by any one of its Directors.

THE VISHVA KUTIR CO-OP HSG. SOC. LTD.
(Regn. No. BOM/MW/1156/104874 of 1990)
892, SHIVAJI GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.


ANS



For MAYFAIR HOUSING PVT. LTD.


MANAGING DIRECTOR

For NAYAN ARVIND SHAH (H.U.F.)


Karta / Member

For NAYAN A. SHAH FAMILY TRUST


TRUSTEE

2. Nayan A. Shah HUF, being the party of second part and Nayan Arvind Shah Family Trust, being the party of fourth part shall retire from the partnership with effect from 1st April 2019.



Pursuant to the admission of the party of fifth part and retirement of party of second and fourth part the revised profit sharing ratio of the remaining / continuing partners shall be reconstituted with effective from 1st April 2019. The firm will not be deemed to have been dissolved and the firm will continue to carry on its existing business without any break of operation, under the firm name and style of **MAYFAIR HOUSING** or such other name or names as the partners may from time to time agree upon.

4. The firm's business shall be that of real estate development, that is purchase of land, construction and development of premises thereon both residential as well commercial premises, procuring, buying, and selling Transferable Development Rights, Developing properties under reservation so as to obtain TDRs and leasing of plant and machinery and other assets, The partnership may carry on such other business or businesses as the parties hereto may agree upon from time to time.
5. The principal office of the firm shall be at **1, Mayfair Meridian, Ceaser Road, Andheri West, Mumbai - 400 058**, situate in the State of Maharashtra. The partnership may carry on the business at such other place or places as the partner may determine from time to time.
6. The Fixed Capital of the firm will be Rs. 50,000/- which shall be contributed by the partners in their respective profit sharing ratio, the balance requirement of the funds will be brought in by the parties in

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892, SHAKAR GHANESH MARG,
DADAR (WEST), MUMBAI-400 028.

ANS

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

For NAYAN ARVIND SHAH (H.U.F.)

Karta / Member

For NAYAN A. SHAH FAMILY TRUST

TRUSTEE

such manner as may be mutually agreed amongst them from time to time and each of the partners shall be entitled to withdraw from the balance to the credit of their respective capital / current account such amounts as may be mutually decided by them.

a. Interest shall be payable to the continuing partners on all capital (either or fixed capital account or current account or loan account) in accordance with the terms contained in the Schedule attached hereto and forming part of this Deed of Partnership.

b. The partners shall be paid salary, bonus, commission, and /or other remuneration (hereinafter collectively referred to as **"the Remuneration"**) in accordance with the terms contained in the Schedule attached hereto and forming part of this Deed of Partnership.

8. The net profits and losses of the said business after deducting the Interest and the Remuneration payable to the partners in the manner referred to hereinabove shall be shared between the parties hereto in the following proportion

Name of the Partner	Share in Profits and Losses (%)
1) MR. NAYAN ARVIND SHAH	89%
2) MRS. ANURADHA NAYAN SHAH	1%
3) MAYFAIR HOUSING PRIVATE LIMITED	10%
TOTAL	100%

9. The parties shall meet together at periodical intervals to decide upon the withdrawal of profits to be made by them, the decision of the party of the first part shall prevail.

THE VISHVA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. 100/MGN/HSG/119/84 at 80)
892, SHANVAR, GHANEKAR MARI
DADAR (WEST), MUMBAI-400 026.

AN/S




For MAYFAIR HOUSING PVT. LTD.


MANAGING DIRECTOR

For NAYAN ARVIND SHAH (H.U.F.)


Karta / Member

For NAYAN A. SHAH FAMILY TRUST


Trustee

10. The Bankers of the partnership firm shall be such Bankers as the parties may agree upon from time to time and that such bank account or accounts shall unless otherwise agreed upon, be operated on such terms as may be decided by the partners from time to time.



The accounting year of the firm shall be such as may be agreed upon by the partners. As soon as possible after the close of each accounting year, a profit and loss account for that year and a balance sheet as at the end of that year shall be prepared. Such accounts when prepared and signed by the partners shall be conclusive and final between the parties as to all the matters stated therein unless a manifest error/s be discovered within six months after the taking thereof in which case such error/s shall be rectified.

12. In the event of death, retirement, or insolvency of any partner, the partnership shall be continued by the continuing or surviving partners. It shall be competent for the continuing partners to admit a legal representative of any deceased partner if his admission is approved by the majority of the continuing partners.

13. Each of the partners shall have the following powers:

- a. To submit to arbitration any or all disputes or differences relating to the business of the firm.
- b. To compromise or relinquish any claim or a portion of a claim or any liability by or against the firm.

✓

For NAYAN ARVIND SHAH (H.U.F.)

AMS 

✓

Karta / Member

For MAYFAIR HOUSING PVT. LTD.

✓

MANAGING DIRECTOR

For NAYAN A. SHAH FAMILY TRUST

✓

TRUSTEE

c. To institute, withdraw, compound, settle, refer to arbitration any suit or other legal proceedings filed or instituted on behalf of the firm and to defend, compound, settle and refer to arbitration any suit or other legal proceedings against the firm and to retain, employ, appoint, engage attorneys, counsels, pleaders and lawyers.

d. To admit any liability in a suit or proceedings by or against the firm.

e. To execute powers of attorney on behalf of the firm.

14. Each of the partners is jointly as well as severally authorized in the ordinary course of trade or business:


a. To borrow money on behalf of the firm in form of a term loan, working capital loan, overdraft or in any other form from a Bank, Financial Institution, Housing Finance Company, Non-Banking Finance Company or from any person, firm, company, authority and for this purpose to mortgage or pledge or create a charge on or otherwise encumber the assets of the firm or any part thereof and to give guarantee and indemnities on behalf of the firm.

b. To lend and advance the money of the firm on such terms and for such period and whether with or without security as may appear to them proper.

15. Each partner shall:

a. Diligently attend the business and devote his time and attention thereto and unless otherwise agreed from time to time shall not


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(Regd. No. BOM/CH/HSG/TC/4874 of 89-90)
89 SHANKAR SHANDEKAR MARG,
KEMUR (WEST), MUMBAI-400 028.

MS 

For MAYFAIR HOUSING PVT. LTD.


MANAGING DIRECTOR

For MAYFAIR HOUSING PVT. LTD. (H.U.P.)


Member

For MAYFAIR HOUSING PVT. LTD.


7-100-111

engage directly or indirectly in any business similar to and competing with that of the firm.



- b. Punctually pay and discharge his separate debts and engagements and indemnify the other partners and the partnership assets against the same and all proceedings, costs, claims and demands in respect thereof.
- c. Be just and faithful to the partnership and at all times give to the others full and true account of all such dealings.
- d. Forthwith pay all moneys, cheques and other negotiable instruments received by him on account of the firm into the firm's bank account.

16. No partner shall without the previous written consent of all the other partners assign or charge his interest in the property or profits of the firm.

17. The parties hereto will bear and pay their own income tax and other tax liabilities and shall indemnify and keep indemnified others in relation thereto.

18. Agreed and declared further that no liabilities other than those reflected in the books of account are created by any of the parties hereto.

19. The duration of the partnership is **AT WILL**.

20. The partners may mutually amend any of the terms of this partnership by executing a supplemental deed and such amended

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6932, BANKAR, GHANEKAR MARG,
DAULAT (WEST), MUMBAI-400 028.

ANS

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

For NAYAN ARVIND SHAH (H.U.F.)

Karta / Member.

For NAYAN A. SHAH FAMILY TRUST

TRUSTEE

or replaced shall always be deemed to form part of this Deed of Partnership.

21. If any of the partners wishes to retire from the partnership or purchase the other partner's interest or sell his/her interest in the firm to the other partner, he/she shall give in writing one month's notice of his intention to do so to the other partners. On the expiry of that period or earlier if the partners agree, an account shall be taken of all the assets and liabilities of the firm as at that date and of all the profits and losses of the partnership till the date of retirement and the amount due to the retiring partner shall be ascertained. The total amount due to the retiring partner after taking into account the amount standing to the debit or credit of his/her capital account, current account, etc., shall be paid to him/her in four equal quarterly installments the first installment being payable immediately after the ascertainment of the amount due to him together with interest at such rate as may be prescribed under the Indian Income Tax Act then in force to be payable to a partner on his/her capital account, from the date of retirement till the actual payment of the amount due to such retiring partner.

22. Each of the parties hereby agrees and undertake to sign all applications, documents, and other papers that may be required in respect of any of the matters arising out of or relating to the partnership, the parties also undertake to reimburse their respective share of any cost, tax or charges etc., in respect of the partnership till the date of these presents incurred by the other party.

23. The original of this Deed as also the earlier Partnership Deeds and all the books of account and documents relating to the partnership

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SHANKAR GHANEKAR MARG,
MUMBAI-400 028.

ANS

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

For MAYFAIR HOUSING PVT. LTD.

shall remain in the possession of the party of first part. The party of the first part shall, however as and when called upon by the other partner give the photocopies of the same to the other partners.



24. Notwithstanding anything contained hereinbefore all the personal liabilities of any party hereto incurred either before or after these presents will be that of the party of whom it pertains and such party shall indemnify and keep indemnified the other party against such liability or cost, charges and expenses incurred on that account.

25. All disputes, differences, claims and questions which shall arise between the parties or between one of them and the personal representatives of the other partner/s or between the other respective personal representatives and whether during or after the determination of the partnership and whether in relation to the interpretation of these presents or to any act or omission of either party to the dispute or either of them or in relation to any other action whatsoever touching the partnership affairs shall be referred to the arbitration in accordance with the provisions of the Indian Arbitration and Conciliation Act, in force and as amended from time to time. A single common arbitrator shall be appointed by the party of the first part only and that the decision of the Arbitrator shall be binding on all the parties.

SCHEDULE ATTACHED TO AND FORMING PART OF THE DEED OF PARTNERSHIP OF MAYFAIR HOUSING

The payment of Interest and Remuneration stated herein shall be effective from the date of these presents.

Ans.

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

For NAYAN ARVIND SHAH (H.U.F.)

Karta / Member

For NAYANA SHAH FAMILIAL TRUST

TRUSTEE

1. PARTNERS' CAPITAL AND INTEREST PAYABLE TO THE PARTNERS

1.1. The Fixed Capital of the partnership business shall initially be Rs.50,000/- (Rupees Fifty Thousand only) which shall be contributed by the partners in proportion to their respective share in the profits and losses of the firm or in such proportion as may be agreed upon by all the partners.

The Fixed Capital as aforesaid shall be increased or decreased as may be mutually agreed upon by the partners from time to time.

Interest shall be payable to all the partners on the credit balance in their respective Fixed Capital Accounts, Current Accounts, Loans or Advances, and on all the amounts due to them.

1.2. The interest shall be paid to all the partners at such rates, and in such manner, as may be provided under the Income-tax Act, 1961 or any other relevant statute substituting the Income Tax Act, 1961 or any other law governing the firm.

1.3. The interest shall be payable at the end of each accounting year.

1.4. If in any year the total interest amount calculated as aforesaid, exceeds the profit made by the firm calculated before the deduction of the interest amount as aforesaid and the deduction of the remuneration as stated hereinafter, interest payable to all the partners for that year shall be restricted to the extent of the amount of profit so calculated, and such reduced amount of interest shall be apportioned amongst all the partners in the proportion of the interest calculated under 1.2 above. Such

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SHANKAR GHANEKAR MARG,
DABAR (WEST), MUMBAI-400 025.

ANS



For MAYFAIR HOUSING PVT. LTD.


MANAGING DIRECTOR

For NAYAN ARVIND SHAH (H.U.F.)


Karta / Member

For NAYAN A. SHAH FAMILY TRUST


TRUSTEE

reduced amount shall be the interest payable to each partner for that year.

1.5.If in any year the firm incurs a loss calculated before the deduction of the interest as aforesaid and the remuneration as stated hereinafter, no interest shall be payable to the partners for that year.

1.6.If any of the partner who is eligible to interest on its capital desire to forgo the interest due from the firm in any given financial year, they may individually waive their respective right to receive interest on capital by giving a letter to that effect in writing to the firm, on or before the end of the financial year.

2. REMUNERATION PAYABLE TO THE PARTNERS

2.1.The total remuneration payable to the partners shall not exceed the amount determined under the provisions of section 40(b) or such other provisions of the Indian Income Tax Act, 1961 or such other applicable provision of the Direct Tax Code as may be applicable from time to time.

2.2.The "profit of the firm" for the purposes of calculating the above limits shall be calculated in the manner prescribed under section 40(b) or such other provisions of the Indian Income Tax Act, 1961 or such other applicable provision of the Direct Tax Code as may be applicable from time to time.

2.3.The total remuneration as determined herein above, shall be payable to the working partners, i.e., actively engaged in

ANS

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

For NAYAN ARVIND SHAH (H.U.F.)

Karta / Member

For NAYAN A. SHAH FAMILY TRUST

TRUSTEE

conducting the affairs of the business of the partnership. The remuneration payable to partners as determined above shall be paid to working partners. At the beginning of each accounting year, the partners will unanimously appoint amongst themselves as the working partners and decide on the remuneration to be paid to such working partner.

2.4. If any accounting year is of a period other than that of 12 months, the annual remuneration payable as aforesaid shall be proportionately increased / decreased, as the case may be. Further, if any of the above named partners ceases to be a partner during any accounting year, the remuneration payable to him/her as aforesaid shall be calculated in proportion to the number of months he/she continued to be a partner.

2.5. If the firm makes no profit in an accounting year, that is, if the profit of the firm as aforesaid is zero or negative, then no remuneration shall be payable to the partners.

2.6. If any of the working partner who is eligible to remuneration desire to forgo their remuneration from the firm in any given financial year then such partner may individually waive his respective remuneration by giving a letter to that effect in writing to the firm on or before the end of the financial year.

2.7. The aforesaid remuneration shall be payable at the end of each accounting year, However, the partners may be advanced such amounts as mutually decided from time to time.

TRISHWA KURU CO-OP. HSG. SOC. LTD.
(Regd. No. BOM/COOP/HSG/(TC)4874 of 89-90)
892, SHANKAR SHANEKAR MARG,
DADAR (WEST) MUMBAI-400 028.

MS 


For MAYFAIR HOUSING PVT. LTD.


MANAGING DIRECTOR

For NAYAN ARVIND SHAH (H.U.F.)


Karta / Member

For NAYANA, SHAN PANDIT


TRUSTEE

IN WITNESS WHEREOF, the parties hereto have signed this agreement the day and year first hereinabove written.

SIGNED AND DELIVERED by the)
within named MR. NAYAN ARVIND SHAH)
★ in the presence of)
Shajid Lokhandwalla S.R. Lokhandwalle)
Anjali Raul [Signature])

W.

SIGNED AND DELIVERED by the within)
named MR. NAYAN ARVIND SHAH,)
KARTA of NAYAN ARVIND SHAH (H.U.F.))
in the presence of)
Shajid Lokhandwalla S.R. Lokhandwalle)
Anjali Raul [Signature])

For NAYAN ARVIND SHAH (H.U.F.)

W.

Karta / Member

SIGNED AND DELIVERED by the within)
named MRS. ANURADHA NAYAN SHAH)
in the presence of)
Shajid Lokhandwalla S.R. Lokhandwalle)
Anjali Raul [Signature])

W.S. [Signature]



THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BO/MGN/HSC/18) 4874 (89/90)
892, SHANKAR CHAVNEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

SIGNED AND DELIVERED by the within)
named MR. NAYAN ARVIND SHAH, Trustee)
of and for on behalf of NAYAN ARVIND SHAH)
FAMILY TRUST)
in the presence of)
Shajid Lokhandwalla SRLokhandwalla)
Anjali Raul [Signature])

For NAYANA SHAH FAMILY TRUST

TRUSTEE

[Signature]

SIGNED AND DELIVERED by the within)
named MAYFAIR HOUSING PVT. LIMITED)
through its Director Mr. Nayan Arvind Shah)
pursuant to the resolution passed at the)
meeting of its Board of Directors held on)
5th August 2019)
in the presence of)
Shajid Lokhandwalla SRLokhandwalla)
Anjali Raul [Signature])

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

[Signature]

[Signature]
19 AUG 2019



SHOAIBUDDIN KHAN
ADVOCATE & NOTARY
B/8-2, (Zakir) Edmond Compound,
Khairani Road, Sakinaka, Mumbai-72,
Mobile: 9867332842 / 9869185578

[Signature]
THE SHANKAR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WGN/HSG/100/4874 of 8-1-80)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

DATED 14th August 2019

PARTNERSHIP DEED

OF

MAYFAIR HOUSING

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WGN/HSG/1248/2008)
892, SHANKAR GHANEKAR RD,
DADAR (WEST), MUMBAI-400 028.

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2020-21	
[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)					
PAN	AAHFM7843A				
Name	MAYFAIR HOUSING				
Address	1, MAYFAIR MERIDIAN,, CEASER ROAD, ANDHERI (WEST), MUMBAI, MUMBAI, MAHARASHTRA, 400058				
Status	Firm	Form Number	ITR-5		
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	629851741081020		
Taxable Income and Tax details	Current Year business loss, if any	1	0		
	Total Income		12179570		
	Book Profit under MAT, where applicable	2	0		
	Adjusted Total Income under AMT, where applicable	3	12179570		
	Net tax payable	4	2837353		
	Interest and Fee Payable	5	64736		
	Total tax, interest and Fee payable	6	2902089		
	Taxes Paid	7	2902090		
	(+)Tax Payable /(-)Refundable (6-7)	8	0		
Dividend Distribution Tax details	Dividend Tax Payable	9	0		
	Interest Payable	10	0		
	Total Dividend tax and interest payable	11	0		
	Taxes Paid	12	0		
	(+)Tax Payable /(-)Refundable (11-12)	13	0		
Accreted Income & Tax Detail	Accreted Income as per section 115TD	14	0		
	Additional Tax payable u/s 115TD	15	0		
	Interest payable u/s 115TE	16	0		
	Additional Tax and interest payable	17	0		
	Tax and interest paid	18	0		
	(+)Tax Payable /(-)Refundable (17-18)	19	0		
Income Tax Return submitted electronically on <u>08-10-2020 10:12:43</u> from IP address <u>114.143.101.18</u> and verified by <u>NAYAN ARVIND SHAH</u>					
having PAN <u>AAGPS4217B</u> on <u>08-10-2020 10:12:43</u> from IP address <u>114.143.101.18</u> using					
Digital Signature Certificate (DSC).					
DSC details: <u>16832093CN=e-Mudhra Sub CA for Class 2 Individual 2014,OU=Certifying Authority,O=eMudhra Consumer Services Limited,C=IN</u>					
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU					

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BCM/WGN/HSG/40/48741/89-90)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

Mayfair Housing

Annual Report

2019-20



Regd :

1, Mayfair Meridian,
Ceaser Road,
Amboli, Near St. Blaise Church,
Andheri (West), Mumbai - 400058.

Tel : 022 67232300

Web: <http://www.mayfairhousing.com>

E-Mail : info@mayfairhousing.com

MAYFAIR HOUSING**BALANCE SHEET AS AT 31ST MARCH, 2020**

LIABILITIES	Schedule	AMOUNT (Rs.)
		31-03-2020
Partner's Capital	`1`	417,190,127
Loans from Institution	`2`	442,677,818
Loans from Others	`3`	53,540,000
Sub-Total of Loans		496,217,818
TOTAL.		913,407,945
ASSETS		
Fixed Assets	`4`	5,343,390
Investments	`5`	246,038,442
Current Assets, Loans & Advances		
Inventories	`6`	812,200,319
Advance against Property Development Contracts	`7`	21,339,363
Sundry Debtors	`8`	7,584,055
Loans & Advances	`9`	7,947,782
Cash on Hand	`10`	152,058
Bank Balances	`11`	32,687,926
		881,911,503
LESS : Current Liabilities.		
Security Deposits	`12`	2,911,062
Sundry Creditors	`13`	140,103,920
Advance from Customers	`14`	76,870,408
		219,885,390
Net Current Assets		662,026,113
TOTAL.		913,407,945
NOTES TO ACCOUNTS	`21`	

The schedules referred to above form an integral part of the Balance Sheet

As per our audit report of even date.

For M. D. DUMASIA & Co.

Chartered Accountants

Dumasia

M. D. Dumasia

(Proprietor)

Membership 42473

Mumbai, 31st August 2020.



For MAYFAIR HOUSING

Wm.

Partner

MAYFAIR HOUSING**PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2020.**

PARTICULARS	Schedule	AMOUNT (Rs.) 31-03-2020
INCOME		
Operating Income	'15'	28,737,500
Other Income	'16'	55,328,413
TOTAL INCOME		84,065,913
EXPENSES		
Cost of Sales	'17'	25,245,660
Employee Benefits Expense	'18'	8,451,356
Administrative Expenses	'19'	8,002,500
Selling and Marketing Expenses	'20'	257,480
Finance Cost	'21'	21,915,606
Depreciation	'4'	991,710
TOTAL EXPENSES		64,864,312
PROFIT BEFORE TAX AND PARTNER REMUNERATION		19,201,601
Remuneration To Partners		(120,000)
Income Tax & TDS		(2,268,199)
Net Profit Trfed To Partner's Capital A/C		16,813,402
NOTES TO ACCOUNTS	'22'	

The schedules referred to above form an integral part of the Profit & Loss Account.

As per our audit report of even date.

For M.D.DUMASIA & Co.

Chartered Accountants

M D Dumasia

M D Dumasia.

(Proprietor)

Membership 42473

Mumbai, 31st August 2020.



For MAYFAIR HOUSING

[Signature]

Partner

SCHEDULE: 1**PARTNERS CAPITAL ACCOUNT:**

NAME OF PARTNER	OPENING BALANCE	ADDITION / (WITHDRAWAL) NET	REMUNERATION	PROFIT/ (LOSS)	CLOSING BALANCE
Nayan A. Shah (89%)	309,887,195	(81,749,904)	84,000	14,963,928	243,185,220
Mayfair Housing Private Limited (10%)	-	144,259,243		1,681,340	145,940,583
Anuradha Shah (1%)	26,999,036	861,153	36,000	168,134	28,064,324
Nayan A. Shah Huf	6,608,287	(6,608,287)		-	-
Nayan Shah Family Trust	3,824,010	(3,824,010)		-	-
TOTAL	347,318,529	52,938,194	120,000	16,813,402	417,190,127



SCHEDULE TO BALANCE SHEET AND PROFIT & LOSS ACCOUNT

SCHEDULE : 2		AMOUNT (Rs.)
SECURED LOANS FROM INSTITUTIONS		
Construction Finance		
ICICI RTL A/C 0000006289		57,442,891
ICICI RTL A/C 0000006290		149,278,865
KMIL- CRF5191 (20.00 Crores)		152,333,333
Bank Overdraft		
ICICI Bank A/c No.777705555925 OD A/c (SAS)		83,358,419
KMBLCA06542000001382		264,309
		442,677,818

SCHEDULE : 3		AMOUNT (Rs.)
LOANS FROM OTHERS		
General Loans		53,540,000
		53,540,000

SCHEDULE : 5		AMOUNT (Rs.)
INVESTMENTS		
Long Term in Wholly owned Subsidiaries		
Shares of Mayfair Meridian Developers Pvt Ltd.		100,000
Shares Of Mayfair Urban Developers Pvt. Ltd.		10,000,000
Shares Of New Era Dwellers & Constructions Pvt Ltd		168,690,000
Shares of Magic Housing Pvt Ltd		100,000
Shares of Magnate Builders Pvt Ltd		100,000
Shares of Mak Estate & Prop. Pvt Ltd		100,000
Shares of Mangrove Construction Pvt Ltd		100,000
Shares of Manohar Prop Pvt Ltd		100,000
Shares of Manzil Real Estates Pvt Ltd		100,000
Shares of Marc Prop Pvt Ltd		100,000
Shares of Matador Housing Pvt Ltd		100,000
Shares of Matrubhoomi Developers Pvt Ltd		100,000
Shares of Melody Land Developers P Ltd		100,000
Shares of Mercury Const Pvt Ltd		100,000
Shares of Myluck Housing Pvt Ltd		100,000
		179,990,000



Long Term in Residential Flats		
Amrut Tara, Yari Road, Andheri		1,182,550
Bakul, Lallubhai Park, Andheri		1,631,669
Harish Kunj Flat No. 8		11,087,600
Kings Acre, Santacruz		1,401,440
Mamta Apt, Andheri (West)		1,897,775
Marve Queen 001		192,000
Resi Flat - 104 Marve Queen		199,046
Resi Flat - 105 Marve Queen		183,816
Resi Flat - 108 Marve Queen		199,046
Resi Flat - 208 Marve Queen		199,046
Resi Flat -204 Marve Queen		199,046
Res FlatLUV Apt, Sea Hill CHSL		9,598,200
Orion, Lallubhai Park		2,447,225
Punjab Colony, Santacruz G-37		3,069,030
Raghukul Society Flat		2,366,350
Roop Darshan Society Flat		1,957,350
Sai Shakti Flat 33		1,529,850
Shalimar Apt, Andheri		1,879,740
Sheel Apartment Flat B-1		4,966,440
Sheel Apartment Flat C-2		5,089,600
Sheel Apartment Flat D-2		4,879,600
Res Flat No 404Shaligram CHS Ltd Kandivai (W)		2,645,100
Shilpa, Santacruz		2,279,160
Subodh Guru		3,062,115
Vanshree Borivali Flat A-II-47		1,377,600
		65,520,394
Long Term in other Properties		
Plot at Visakapatnam		328,048
		328,048
in Commercial Premises		
Symphony CHS Ltd		
Basement2		40,000
Basement3		40,000
Basement4		40,000
Basement5		40,000
Basement6		40,000
		200,000
		246,038,442



SCHEDULE : 4
FIXED ASSETS

PARTICULARS	RATE (%)	OPENING BALANCE	ADD / DED		DEPRECIATION	CLOSING BALANCE
			AFTER -SEPT-2019			
Air Conditioner	15	91,408			13,711	77,697
Computer	40	482	877,524		206,008	671,998
Furniture	10	443,911			44,391	399,520
Motor Car	15	4,460,646	(196,526)		635,233	3,628,888
Office Equipment	15	401,881	104,716		69,709	436,888
Plant & Machinery	15	151,057			22,659	128,399
TOTAL		5,549,385	785,714		991,710	5,343,390



SCHEDULE : 6		AMOUNT (Rs.)
INVENTORIES		
<u>Work In- progress</u>		
Mayfair Tower (Godrej Secondary School Project)		532,038,316
Mayfair Virar Garden		125,901,188
Mayfair Hil Crest (PH HDH Hill side)		80,656,048
Land at Bolinj, Virar (Narayan Dadu Mhatre)		1,404,318
Land at Village Bolinj and NaringiVirar (SOZ)		1,348,377
		741,348,247
<u>Finished Goods</u>		
Mayfair Virar Garden		70,852,072
		70,852,072
		812,200,319

SCHEDULE : 7		AMOUNT (Rs.)
ADVANCE AGAINST PROPERTY DEVELOPMENT CONTRACTS		
		21,339,363
		21,339,363

SCHEDULE : 8		AMOUNT (Rs.)
SUNDRY DEBTORS		
Debtors		7,584,055
		7,584,055

SCHEDULE : 9		AMOUNT (Rs.)
LOANS & ADVANCES		
Rent Deposit - Dr. Dinesh Krishnaraj Hegde (Adai Panvel)		27,500
Deposit to Raghukul Society		100,000
Staff Loan		809,662
Staff IOU		8,837
Aditya Nayan Shah		250,450
Income Accrued but not received		43,290
Kuldeep Patil Architect		600,000
Tandon Urban Solutions Private Limited		590,000
GST Credit Available		5,518,043
		7,947,782



SCHEDULE : 10		AMOUNT (Rs.)
CASH ON HAND		
Cash at Head Office		2,753
Petty Cash		61,449
Petty Cash Maintenance		4,763
Petty Cash Marketing		77,079
Petty Cash Panvel ADAI		6,014
		152,058
SCHEDULE : 11		AMOUNT (Rs.)
BANK BALANCES		
Allahabad Bk A/c - 50124540273		646,716
HDFC00600350080345 (Escrow)		32,713
ICICI Bank Ltd-001105022291		441,968
Vijaya Bank A/c CA-4319		3,773,554
FIXED DEPOSIT WITH BANK		
FD VB 501702751002472		61,900
FD VB 501702751002473		61,881
FD VB 501703311000083		58,549
FD VB 501703311006534		4,751,242
FD VB 501703311008359		3,898,365
FD VB 501701064000084		1,034,880
FD KMBL 0313504455		7,530,878
FD ICICI -001113093346		1,425,225
FD ICICI -001113095761		2,323,505
FD-ICICI-001113086799		4,067,391
FD-ICICI-001113089354		2,579,158
		32,687,926
SCHEDULE : 12		AMOUNT (Rs.)
DEPOSITS (CREDIT)		
Rent Deposits		2,911,062
		2,911,062.20
SCHEDULE : 13		AMOUNT (Rs.)
SUNDRY CREDITORS		
For Retention Money		6,275,131
For Expenses		17,239,893
For Contractor		4,358,823
For Others		103,804,434
For Material		7,964,046
For Transport		35,670
For Professional		425,923
		140,103,920



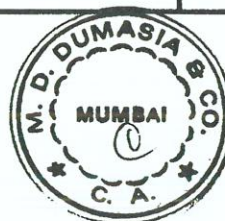
SCHEDULE : 14		AMOUNT (Rs.)
ADVANCE FROM CUSTOMERS		
Towards Flats		76,870,408
		76,870,408
SCHEDULE : 15		AMOUNT (Rs.)
OPERATING INCOME		
Sale of Flats		28,737,500
		28,737,500
SCHEDULE : 16		AMOUNT (Rs.)
OTHER INCOME		
Profit on Sale of Investment -flats		43,519,841
Interest Received		1,457,838
Rent Received		10,257,871
Misc. Income		92,863
		55,328,413
SCHEDULE : 17		AMOUNT (Rs.)
COST OF SALES		
Opening Inventory (WIP)		279,156,629
Add: Direct Cost / Overheads incurred during the year		
Land Cost		118,212,929
Material Purchase		67,834,584
Labour Charges		50,185,531
Statutory Fees & Taxes		60,213,649
Transport and Freight Charges		176,822
Security Charges		1,481,738
Employee Cost (Direct & allocated to projects)		30,247,910
Maintenance and Repairs (Direct and allocated to projects)		5,636,467
Administrative Overheads (Direct and allocated to projects)		24,970,072
Selling and Mktng Overheads (Direct and allocated to projects)		45,570,054
Finance Cost (Direct and allocated to projects) including interest paid on partners capital @ 12 % pa Rs 3 Crores P.Y.- Rs 2.54 Crores.		72,455,958
		476,985,714
Less: Closing Inventory (WIP)		(741,348,247)
Sub Total		14,794,096
Add : Cost of sales of MVG		10,451,564
Cost of Sales		25,245,660



SCHEDULE : 18		AMOUNT (Rs.)
EMPLOYEE BENEFITS EXPENSE		
Salaries and Wages		36,939,892
Contribution to Provident and other funds		1,329,219
Staff welfare expense		182,245
Less: Allocated to Projects		(30,000,000)
		8,451,356

SCHEDULE : 19		AMOUNT (Rs.)
ADMINISTRATIVE EXPENSES		
Repair & Maintenance- Others		5,466,038
Repair & Maintenance- Flat		1,129,064
Property Tax Rented Flats		232,849
Computer Maintenance		15,434
Fees & Taxes		616,844
Professional Fees		98,351
Legal fees		53,460
Security Charges		9,764
Conveyance Expenses		38,007
Discount & Write offs		(83,933)
Rent Paid		75,000
Electricity Expenses		2,980
Insurance Charges		5,000
Membership & Subscription		117,500
Books & Periodicals		5,326
Internet Charges		8,150
Motor Car Expenses		1,131
Postage & Courier Expenses		27,539
Printing & Stationery		7,949
GST- Expenses		109,154
Telephone Expenses		14,869
Tender Expenses		10,960
Travelling Expenses		6,062
Donations Under 80G / 35AC		35,001
		8,002,500

SCHEDULE : 20		AMOUNT (Rs.)
MARKETING EXPENSES.		
Advertisement Expenses		2,650,737
Marketing Expenses		1,892,039
Exhibition Expenses		2,029,600
Business Promotion Expenses		585,104
Less: Allocated to Projects		(6,900,000)
		257,480



SCHEDULE : 21		AMOUNT (Rs.)
FINANCIAL EXPENSES.		
Bank Charges & Commission		71,998
Loan Processing Fees		18,024,500
Loan Brokerage		131,167
Stamp Duty on Loans		1,030,000
Interest paid on OD A/C		3,462,549
Interest paid to ICICI Bank		9,027,272
Interest paid on General Loans		6,302,750
Interest paid on partners Capital u/ sec 40(b)		30,000,000
Interest paid to KMIL- CRF		21,784,661
Interest paid on VAT & TDS		1,680,709
Less: Allocated to Projects		(69,600,000)
		21,915,606

For M.D.DUMASIA & Co.

Chartered Accountants

M D Dumasia

M D Dumasia.

(Proprietor)

Membership 42473

Mumbai, 31st August 2020.



For MAYFAIR HOUSING

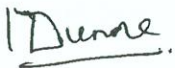





M.

Partner

MAYFAIR HOUSING		
Disclosure regarding Employee benefits.		
The Company has classified the various benefits, provided to		
Defined Contribution Plans		31/03/2020
1.0	Provident Fund – Employer Contribution	1,329,219
State Defined Contributions Plan		
1.1	Employer's contribution to Employees' State Insurance.	14,660
1.0	Defined Benefits Plan.	
Gratuity and Leave encashment benefits are defined benefit plans for which, provision has been made in the accounts based on actuarial valuation as on 31.03.2020. This is in accordance with Accounting Standard No. 15 issued by the Institute of Chartered Accountants of India.		
1.1	The Gratuity benefit plan is wholly unfunded. Hence, there are no plan assets attributable to the obligation.	
		31/03/2020
Mortality		IALM(2012-14)
Principal actuarial assumptions		
Discount rate		6.75%
Rate of Increase in compensation		4.00%
Withdrawal rates		
		Age up to 45 2.00%
		Age 46 yrs 1.00%
Changes in the Present Value of Obligations (PVO)		
PVO at the beginning of period		-
Interest Cost		-
Current Service Cost		-
Benefits Paid		-
Acquisition/ Business Combination		-
Actuarial (gain)/ loss on obligation		9,911,375
Liability at the end of the year recognized and disclosed under the head "Provision for Gratuity)		9,911,375
Expenses recognized in the Profit and Loss Account under the Head		
Current Service Cost		-
Interest Cost		-
Net Actuarial (Gain)/ Loss recognized for the period		9,911,375
Expenses recognized in the statement of Profit & Loss Account		9,911,375



1.2	The Leave encashment benefit plan is wholly unfunded. Hence, there are no plan assets attributable to the obligation.	
		31/03/2020
	Mortality	IALM(2012-14)
	Principal actuarial assumptions	
	Discount rate	6.75%
	Rate of Increase in compensation	4.00%
	Withdrawal rates	Age up to 45 2.00%
		Age 46 yrs 1.00%
	Changes in the present value of obligations	
	PVO at the beginning of period	-
	Interest Cost	-
	Current Service Cost	-
	Benefits Paid	-
	Acquisition/ Business Combination	5,838,360
	Actuarial (gain)/ loss on obligation	-
	Liability at the end of the year recognized and disclosed under the head " Provision for Leave Salary)	5,838,360
	Expenses recognized in the Profit and Loss Account under the Head Personnel Expenses.	
	Current Service Cost	-
	Interest Cost	-
	Net Actuarial (Gain)/ Loss recognized for the period	-
	Expenses recognized in the statement of Profit & Loss Account	-
	<p>For M.D.DUMASIA & Co. Chartered Accountants  M D Dumasia. (Proprietor) Membership 42473 Mumbai, 31st August 2020.</p>   <p>For MAYFAIR HOUSING  Partner</p>	

DISCLOSURE OF ACCOUNTING POLICIES UNDER INCOME COMPUTATION AND DISCLOSURE STANDARDS

ICDS I, ACCOUNTING POLICIES

The financial statements of the Assessee have been prepared and presented in accordance with the generally accepted accounting principles in India (Indian GAAP) under the historical cost convention on an accrual basis. The Assessee has prepared these financial statements to comply in all material respects with the Income Computation and Disclosure Standards.

The accounting policies adopted in the preparation of financial statements are consistent with those of previous year.

ICDS II, VALUATION OF INVENTORIES

Inventory is valued at lower of market value or cost of acquisition. All direct expenses in respect of acquisition and clearance of title of such inventory are included in the cost of such inventory. Cost is arrived at on first in First Out (FIFO) basis.

ICDS III, CONSTRUCTION CONTRACTS

The Firm follows percentage completion method of accounting, whereby profits in respect of projects where booking are done but which are not fully completed are recognized on the basis of the progress of construction work completed and allied cost to the total cost and sales realization to the total estimated sales revenue from the project

ICDS IV, REVENUE RECOGNITION

Mostly accrual except in case of uncertainty revenue is recognised only when realised.

Sales are recorded at the time of dispatch of goods and are shown net of excise duty, sales tax and packing and freight charges collected.

Cost of Purchase and Accounting of Modvat / Cenvet Credit: Cost of raw-materials are accounted net of Modvat / Cenvet credit taken as per excise records. Fixed Assets acquired during the year are accounted net of Cenvet credit.

ICDS V, TANGIBLE FIXED ASSETS

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation / amortization and impairment losses.

Losses arising from the retirement of, and gains and losses arising from disposal of fixed assets which are carried at cost are recognized in the Statement of profit and Loss.

Tangible assets not ready for the intended use on the date of Balance Sheet are disclosed as Capital work-in-progress.

Depreciation on tangible fixed assets: Depreciation on tangible fixed assets, is provided using the Written-down value method at the rates prescribed under the Income Tax Act, 1961 or based on the useful lives of the assets as estimated by management, whichever is higher. The Depreciation is calculated on a pro-rata basis from the date of installation till the date the assets are sold or disposed off.



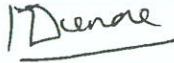
ICDS IX, BORROWING COST

Borrowing cost directly attributed to acquisition or construction of fixed assets are capitalized as part of the cost of asset upto the date of the asset being put to use. Other borrowing cost are charged to profit and Loss Account in the year in which they accrue.

Disclosures in respect of ICDS which are not applicable are not provided.

For M.D.DUMASIA & Co.

Chartered Accountants



M D Dumasia.

(Proprietor)

Membership 42473

Mumbai, 31st August 2020.



For MAYFAIR HOUSING



Partner

SCHEDULE : 21**1. NOTES TO ACCOUNTS****1. Accounting Policies :****1.1 Accounting Convention :**

The financial statements are prepared under the historical cost convention on accrual basis in accordance with Generally Accepted Accounting Principles in India, the Accounting Standards issued by the Institute of Chartered Accountants of India. The accounting policies followed by the Firm have been consistently followed by the Firm.

1.2 Use of Estimates :

The preparation of financial statements to be in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities on the date of the financial statements and reported amounts of revenues and expenses for the year. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes different from the estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Any revision to accounting estimates is recognized prospectively in the current and future periods.

1.3 Fixed Assets :

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation. Cost includes all incidental expenses related to acquisition and installation, other pre-operation expenses and interest in case of construction.

Depreciation on fixed assets is provided on the written down value method, in accordance with the rates and manner as prescribed under the Indian Income Tax Act, 1961, and the rules made there under.

The carrying amounts of assets are reviewed on the Balance Sheet date to determine whether there is any indication of impairment. If such impairment exists appropriate provisions are made in respect of such impairment.

1.4 Investments :

1. Investments are classified into long term and current investments.

2. Long term investments are carried at cost. Provision for diminution, if any, in the value of each long term investment is made to recognize a decline, other than of temporary nature

3. Current investments are carried individually at lower of cost and fair value and the resultant decline, if any, is charged to revenue.



1.5 Inventories :

Inventories are valued at lower of cost or net realizable value. Inventory in the nature of Construction Work-in-Progress includes cost of land, premium for development rights, construction costs, direct expenses associated with the construction project and directly attributable to administrative, marketing and financial overheads and allocation of common unidentifiable overheads. Inventory of work in progress also include proportionate profit recognized by the Firm from time to time. The allocation of common unidentifiable overheads is done on the basis of (a) Financial overheads on the basis of funds utilized by each project; (b) Administrative overheads on the basis of value of construction activities undertaken by the project during the year; and (c) Marketing overheads on the basis of value of premises booked by the project during the year.

1.6 Impairment :

The Firm assesses at each Balance Sheet date whether there is any indication that an asset may be impaired based on any internal or external factors. If any such indication exists, the Firm estimates the recoverable amount of the asset. An impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and the value in use. In assessing the value in use, the estimated future cash flows are discounted to their present value at the weighted average cost of capital.

1.7 Revenue Recognition :

1. Income from sale of real estate is recognized on transfer of significant risks and ownership to the buyers (mainly being the handing over of the possession of real estate) and when it is reasonable to expect ultimate collection and there is certainty regarding the amount of consideration (primarily being handing over of possession to customers).

2. Sales are recognized net of discount, GST and cancellations.

3. Suitable provisions for cost to complete are made in cases where revenue is recognized in full.

4. The Firm follows percentage completion method of accounting, whereby profits in respect of projects where bookings are done but which are not fully completed are recognized on the basis of the progress of construction work completed and allied cost to the total cost and sales realization to the total sales revenue from the project.

5. Determination of revenues under the percentage completion method necessarily involves making estimates by the Firm, some of which are of a technical nature such as the extent of work completed for the project; costs to complete the balance work, The total expected revenues from the project and foreseeable losses, if any. Such estimates have been relied upon by the auditors.

6. Interest income is accounted on an accrual basis at contracted rates except where there is uncertainty of ultimate collection.

7. Dividend income is recognized when the right to receive the same is established.



1.8 Land and Development Rights :

Advance paid by the Firm towards purchase of land / development rights is recognized as Land Advances under the head Loans and Advances, till such time a proper clear and marketable title is obtained in favour of the Firm, whereupon it is transferred to work-in-progress

The Firm has entered in to agreements with land owners to develop properties on such lands in lieu of which the Firm has agreed to transfer, free of cost, certain percentage of constructed area. The development and transfer of constructed area in exchange of such development rights / land is being recorded on a net basis

1.9 Borrowing Costs :

1. Borrowing costs that are directly attributable to a project are allocated to the respective project.

2. General and un-allocable borrowing costs are recognized as expense in the period in which they are incurred. Common borrowing costs are allocated to projects on the basis of fund utilized by respective projects.

3. Borrowing costs are allocated to projects, only after the project has significantly commenced in its intended manner. Borrowing costs are suspended from capitalization on the project when development work on the project is interrupted for extended / indefinite period.

1.10 Common Overheads :

Common administrative overheads are allocated to a project in the ratio of respective project's direct project cost to total direct cost of all projects. Common selling and marketing overheads are allocated to a project in the ratio of respective project's collections to total collections from all projects.

1.11 Advance Tax & TDS :

Advance Tax & TDS of the Firm is directly debited to partners account in their respective profit sharing ratio

1.12 Interest and Remuneration

1. Interest on Partners Capital and Remuneration to Partners is accounted for in terms of the Partnership Deed and the provision of section 40 (b) of the Income Tax Act, 1961.

2. Receivable and Payable are subject to confirmation. The auditors have verified some confirmations and also carried out substantive test to ascertain the reliability of these balances.

3. Cash on hand and Inventories have been physically verified at the year end, by the management and the auditors have relied on the certificate issued by the management in this respect.

4. Contingent Liabilities and Commitments at the year end are determined by the management and the auditors have relied on the certificate issued by the management in this respect.



5. Provision for Prepaid and outstanding expenses are made only in case where there is material bearing on revenue account

6. Retirement Benefit Expenses not being significant in nature are accounted for on cash basis.

7. Previous year figures are re-grouped and re-classified wherever necessary.

2. NOTES TO TAX AUDIT REPORT

1.1 The Assessee do not have any branches, but it has various sites where construction activities are being carried out, since they are not permanent in nature and not designated as branches they are not reported accordingly. The site accounts are also maintained at the head office.

1.2 Clause 17: The Assessee undertakes re-development projects in which it enters in to agreement with owners / members of existing housing societies / tenants who give bedding rights to Assessee in lieu of new premises given to them for free or at substantial discount. With an objective to pass on the title of new premises to these owners / members of existing housing societies / tenants, Assessee enters in to agreement with them which for the purpose of Stamp Duty is taxed at prevailing market price, even though there is no actual monetary consideration being passed on. Though there is no monetary consideration but there is consideration by way of bedding rights therefore such instances are not reported. However, there are no such instances during the year.

1.3 Clause 21 (d) (A) and (B) The assessee has not paid amounts in contravention section 40A(3) and 40A (3A) read with rule 6DD. In case of Bank payments we are not sure that all payments are through crossed account payees cheques or bank draft only, as the necessary evidences are not in possession of the assessee.

1.4 Clause 31(a) and 31(b) since the Assessee has taken loans from large number of parties and the software does not support such huge data. The aggregate values of all loans taken and repaid are given in the Form 3CD. The party wise details is attached as part of Balance Sheet and Profit and Loss Account given as attachment to Form 3CB / 3 CD.

1.5 Clause 34(a) In case of certain deductees the Assessee has received certificate u/s. 197 for deduction of TDS at lower rates and accordingly TDS is deducted at such lower rates. For the purpose of reporting under this clause, such cases are considered as TDS deducted at prescribed rates.

1.6 Clause 35. In view of diverse site conditions, huge volume of stock and high frequency of turnover the assessee has not maintained detailed quantitative stock records of raw materials and other inputs. The Closing Stock has been arrived at by physical verification conducted by Assessee's management on the year-end and the same is certified by the Assessee.

For M.D.DUMASIA & Co.

Chartered Accountants

M D Dumasia.

(Proprietor)

Membership 42473

Mumbai, 31st August 2020.



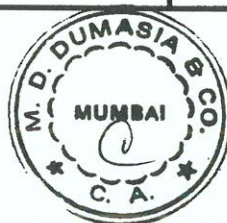
For MAYFAIR HOUSING

Partner



GROUPING FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2020

General Loans		AMOUNT (Rs.)
Loan From Others		53,540,000
		53,540,000
Advance From Customer		AMOUNT (Rs.)
PHHDH (HILL SIDE)		
Premises Cost		12,461,599
Common Maintenance Expenses payable		285,547
Mayfair Tower		
Premises Cost		62,273,262
MAYFAIR VIRAR GARDENS		
Premises Cost		1,850,000
Total		76,870,408
Sundry Debtors		AMOUNT (Rs.)
MAYFAIR Virar Garden		
RECEIVABLES		
Towards Sale of Premises		2,619,366
Maintenance Expenses Recoverable (net) MVG		1,699,899
From Others		
Other Receivable		3,264,790
Total		7,584,055
SALES / GROSS REVENUE		AMOUNT (Rs.)
SalesHillcreast		
A Wing		14,120,000
B Wing		-
SalesVirar Gardens		
Building 2		1,900,000
Building 4		2,900,000
Building 10		2,990,000
Building 12		3,927,500
Building 15		-
Building 21		2,900,000
Total		28,737,500



Rent Received		AMOUNT (Rs.)
		10,257,871
Total		10,257,871
Interest income		AMOUNT (Rs.)
Interest on FDR		1,457,838
Total		1,457,838
Profit on sale of Investment		AMOUNT (Rs.)
Flat 801, Roopkala		43,519,841
Total		43,519,841
Misc Income		AMOUNT (Rs.)
Other Income		4,010
Miscellaneous Income		88,853
Total		92,863
COST OF SALES		AMOUNT (Rs.)
Mayfair Hill Crest		14,794,095
Mayfair Virar		10,451,564
Total		25,245,659
I.Tax ,TDS & Sales Tax Refund		AMOUNT (Rs.)
Income Tax & Tds Deducted A.Y 2020-21		(2,267,239)
Tax on Regular Assessment AY 2017-18		(960)
Total		(2,268,199)



FORM NO. 3CB

[See rule 6G(1)(b)]

Audit report under section 44AB of the Income-tax Act, 1961 in the case of a person referred to in clause (b) of sub-rule (1) of rule 6G

1. We have examined the balance sheet as at 31st March 2020 and the Profit and loss account for the period beginning from 01/04/2019 to ending on 31/03/2020 attached herewith, of MAYFAIR HOUSING 1, MAYFAIR MERIDIAN, CEASER ROAD, OFF S.V.ROAD, NEAR ST. BLAISE CHURCH, AMBOLI, ANDHERI WEST, MUMBAI, MAHARASHTRA, 400058 AAHFM7843A.

2. We certify that the balance sheet and the Profit and loss account are in agreement with the books of account maintained at the head office at 1, MAYFAIR MERIDIAN, CEASER ROAD, OFF. S.V.ROAD, NEAR ST. BLAISE CHURCH, AMBOLI, ANDHERI WEST, MUMBAI 400 058., and 0 branches.

3. (a) We report the following observations/comments/discrepancies/inconsistencies; if any:

(b) Subject to above,-

(A) We have obtained all the information and explanations which, to the best of Our knowledge and belief, were necessary for the purposes of the audit.

(B) In Our opinion, proper books of account have been kept by the head office and branches of the assessee so far as appears from Our knowledge and belief, were necessary for the examination of the books.

(C) In Our opinion and to the best of Our information and according to the explanations given to Us the said accounts, read with notes thereon, if any, give a true and fair view:-

- (i) in the case of the balance sheet, of the state of the affairs of the assessee as at 31st March, 2020 ;and
- (ii) in the case of the Profit and loss account of the Profit of the assessee for the year ended on that date.

4. The statement of particulars required to be furnished under section 44AB is annexed herewith in Form No. 3CD.

5. In Our opinion and to the best of Our information and according to explanations given to Us the particulars given in the said Form No. 3CD and the Annexure thereto are true and correct subject to following observations/qualifications, if any:-

Sl No.	Qualification Type	Observations/Qualifications
--------	--------------------	-----------------------------

Place
Date

MUMBAI
31/08/2020

Name
Membership Number
FRN (Firm Registration Number)
Address

Mehernosh Dara Dumasia
042473
102790W
01-A, SEVA SAMITY NAGAR, NEAR S
HANMUKHANANDA HALL, SION KO
LIWADA, UDIN: 20042473AAAAET1987,
MUMBAI, MAHARASHTRA, 400037

INCOME TAX DEPARTMENT

FORM NO. 3CD

[See rule 6G(2)]

Statement of particulars required to be furnished under section 44AB of the Income-tax Act, 1961

1	Name of the assessee		MAYFAIR HOUSING	
2	Address		1, MAYFAIR MERIDIAN, CEASER ROAD, OFF S.V. ROAD, NEAR ST. BLAISE CHURCH, AMBOLI, ANDHERI WEST, MUMBAI, MAHARASHTRA, 400058	
3	Permanent Account Number (PAN)		AAHFM7843A	
4	Whether the assessee is liable to pay indirect tax like excise duty, service tax, sales tax, goods and services tax, customs duty, etc. if yes, please furnish the registration number or, GST number or any other identification number allotted for the same		Yes	
	Sl No.	Type	Registration Number	
	1	Goods and Services Tax MAHARASHTRA	27AAHFM7843A1ZC	
5	Status		Firm	
6	Previous year from		01/04/2019 to 31/03/2020	
7	Assessment Year		2020-21	
8	Indicate the relevant clause of section 44AB under which the audit has been conducted			
	Sl No.	Relevant clause of section 44AB under which the audit has been conducted		
	1	Clause 44AB(a)-Total sales/turnover/gross receipts of business exceeding specified limits		
9 a	If firm or Association of Persons, indicate names of partners/members and their profit sharing ratios. In case of AOP, whether shares of members are known or not or unknown?			
	Name			Profit Sharing Ratio (%)
	NAYAN ARVIND SHAH			89
	ANURADHA NAYAN SHAH			1
	MAYFAIR HOUSING PRIVATE LIMITED			10
9 b	If there is any change in the partners or members or in their profit sharing ratio since the last date of the preceding year, the particulars of such change.			
	Date of change	Name of Partner/Member	Type of change	Old profit sharing ratio
	01/04/2019	MAYFAIR HOUSING PRIVATE LIMITED	ADD	0
	01/04/2019	NAYAN ARVIND SHAH	DEL	0
	01/04/2019	NAYAN ARVIND SHAH	DEL	0
	01/04/2019	NAYAN ARVIND SHAH	CHANGE	97
				89
				change in PSR
10 a	Nature of business or profession (if more than one business or profession is carried on during the previous year, nature of every business or profession).			
	Sector	Sub Sector	Code	
	REAL ESTATE AND RENTING SERVICES	Developing and sub-dividing real estate into lots	07003	
	REAL ESTATE AND RENTING SERVICES	Other real estate/renting services n.e.c	07005	
10 b	If there is any change in the nature of business or profession, the particulars of such change			
	Business	Sector	Sub Sector	Code
11 a	Whether books of accounts are prescribed under section 44AA, if yes, list of books so prescribed			
	Yes			
	Books prescribed			
	PURCHASE REGISTER			
	SALES REGISTER			
	CASH BOOK			
	BANK BOOK			
	JOURNAL REGISTER			
	LEDGER ACCOUNT			
11 b	List of books of account maintained and the address at which the books of accounts are kept. (In case books of account are maintained in a computer system, mention the books of account generated by such computer system. If the books of accounts are not kept at one location, please furnish the addresses of locations along with the details of books of accounts maintained at each location.) Same as 11(a) above			

Books maintained	Address Line 1	Address Line 2	City or Town or District	State	PinCode
PURCHASE REGISTER	1,MAYFAIR MERIDI AN, CEASER ROAD,	NEAR ST. BLAISE C HURCHM AMBOLI, ANDHERI WEST	MUMBAI	MAHARA SHTRA	400058
SALES REGISTER	1,MAYFAIR MERIDI AN, CEASER ROAD,	NEAR ST. BLAISE C HURCHM AMBOLI, ANDHERI WEST	MUMBAI	MAHARA SHTRA	400058
CASH BOOK	1,MAYFAIR MERIDI AN, CEASER ROAD,	NEAR ST. BLAISE C HURCHM AMBOLI, ANDHERI WEST	MUMBAI	MAHARA SHTRA	400058
BANK BOOK	1,MAYFAIR MERIDI AN, CEASER ROAD,	NEAR ST. BLAISE C HURCHM AMBOLI, ANDHERI WEST	MUMBAI	MAHARA SHTRA	400058
JOURNAL REGISTER	1,MAYFAIR MERIDI AN, CEASER ROAD,	NEAR ST. BLAISE C HURCHM AMBOLI, ANDHERI WEST	MUMBAI	MAHARA SHTRA	400058
LEDGER ACCOUNT	1,MAYFAIR MERIDI AN, CEASER ROAD,	NEAR ST. BLAISE C HURCHM AMBOLI, ANDHERI WEST	MUMBAI	MAHARA SHTRA	400058

11 c List of books of account and nature of relevant documents examined. Same as 11(b) above

Books Examined	
PURCHASE REGISTER	
SALES REGISTER	
CASH BOOK	
BANK BOOK	
JOURNAL REGISTER	
LEDGER ACCOUNT	

12 Whether the profit and loss account includes any profits and gains assessable on presumptive basis, if yes, indicate the amount and the relevant section (44AD, 44AE, 44AF, 44B, 44BB, 44BBA, 44BBB, Chapter XII-G, First Schedule or any other relevant section) No

Section	Amount
Nil	

13 a Method of accounting employed in the previous year Mercantile system

13 b Whether there has been any change in the method of accounting employed vis-a-vis the method employed in the immediately preceding previous year No

13 c If answer to (b) above is in the affirmative, give details of such change and the effect thereon on the profit or loss.

Particulars	Increase in profit(Rs.)	Decrease in profit(Rs.)	
13 d Whether any adjustment is required to be made to the profits or loss for complying with the provisions of income computation and disclosure standards notified under section 145(2) No			
13 e If answer to (d) above is in the affirmative, give details of such adjustments.			
ICDS	Increase in profit(Rs.)	Decrease in profit(Rs.)	Net effect(Rs.)
Total			

13 f Disclosure as per ICDS:

ICDS	Disclosure
ICDS I - Accounting Policies	The financial statements of the Assessee have been prepared and presented in accordance with the generally accepted accounting principles in India (Indian GAAP) under the historical cost convention on an accrual basis. The Assessee has prepared these financial statements to comply in all material respects with the Income Computation and Disclosure Standards. The accounting policies adopted in the preparation of financial statements are consistent with those of previous year.
ICDS II - Valuation of Inventories	Inventory is valued at lower of market value or cost of acquisition. All direct expenses in respect of acquisition and clearance of title of such inventory are included in the cost of such inventory. Cost is arrived at on first in First Out (FIFO) basis.
ICDS III - Construction Contracts	The Firm follows percentage completion method of accounting, whereby profits in respect of projects where booking are done but which are not fully completed are recognized on the basis of the progress of construction work completed and allied cost to the total cost and sales realization to the total estimated sales revenue from the project.
ICDS IV - Revenue Recognition	Mostly accrual except in case of uncertainty revenue is recognised only when realised. Sales are recorded at the time of dispatch of goods and are shown net of excise duty, sales tax and packing and freight charges collected. Cost of Purchase and Accounting of Modvat / Cenvat Credit: Cost of raw-materials are accounted

		nted net of Modvat / Cenvet credit taken as per excise records. Fixed Assets acquired during the year are accounted net of Cen vet credit.									
ICDS V - Tangible Fixed Assets		Fixed assets are stated at cost of acquisition or construction less accumulated depreciation / amortization and impairment losses. Losses arising from the retirement of, and gains and losses arisi ng from disposal of fixed assets which are carried at cost are rec ognized in the Statement of profit and Loss. Tangible assets not ready for the intended use on the date of Balance Sheet are disc losed as Capital work-in-progress. Depreciation on tangible fixe d assets: Depreciation on tangible fixed assets, is provided using the Written-down value method at the rates prescribed under t he Income Tax Act, 1961 or based on the useful lives of the asset s as estimated by management, whichever is higher. The Deprec iation is calculated on a pro-rata basis from the date of installati on till the date the assets are sold or disposed off.									
ICDS IX - Borrowing Costs		Borrowing cost directly attributed to acquisition or constructio n of fixed assets are capitalized as part of the cost of asset upto the date of the asset being put to use. Other borrowing cost are charged to profit and Loss Account in the year in which they a ccrue.									
14 a	Method of valuation of closing stock employed in the previous year.		AT COST OR NET RELISA BLE VALUE WHICH EVER IS LOWER								
14 b	In case of deviation from the method of valuation prescribed under section 145A, and the effect thereof on the profit or loss, please furnish:		No								
Particulars		Increase in profit(Rs.)	Decrease in profit(Rs.)								
15	Give the following particulars of the capital asset transferred into stock-in-trade										
(a)	Description of capital asset	Date of acquisition	(c) Cost of acquisition (d) Amount at which the asset is converted into stock-in trade								
	Nil										
16	Amounts not credited to the profit and loss account, being:-										
16 a	The items falling within the scope of section 28										
	Description	Amount									
	Nil										
16 b	The preformed credits, drawbacks, refund of duty of customs or excise or service tax, or refund of sales tax or value added tax, where such credits, drawbacks or refund are admitted as due by the authorities concerned										
	Description	Amount									
16 c	Escalation claims accepted during the previous year										
	Description	Amount									
	Nil										
16 d	Any other item of income										
	Description	Amount									
	Nil										
16 e	Capital receipt, if any										
	Description	Amount									
	Nil										
17	Where any land or building or both is transferred during the previous year for a consideration less than value adopted or assessed or assessable by any authority of a State Government referred to in section 43CA or 50C, please furnish:										
	Details of property	Address Line 1	Address Line 2	City/Town	State	Pincode	Consideration received or accrued	Value adopted or assessed or assessable			
	Flat No. 004, Bldg No. 21, Mayfair Virar Garden,	Kharodi Naka	Bolinj,	Virar West	MAHARASHTRA	401303	2900000	3211500			
18	Particulars of depreciation allowable as per the Income-tax Act, 1961 in respect of each asset or block of assets, as the case may be, in the:-										
	Description of Block of Assets/Class of Assets	Rate of depreciation (In Percent-age)	Opening WDV (A)	Purchase Value (1)	MOD-VAT (2)	Change in Rate of Exchange (3)	Subsidy/Grant (4)	Total Value of Purchases (B) (1+2+3+4)	Deductions (C)	Depreciation Allowable (D)	Written Down Value at the end of the year (A+B-C-D)

Furnitures & Fittings @ 10%	10%	443911	0	0	0	0	0	0	44391	399520
Plant & Machinery @ 15%	15%	5104992	163191	0	0	0	163191	255000	741311	4271872
Plant & Machinery @ 40%	40%	482	877524	0	0	0	877524	0	206008	671998

*** For Addition and Deduction Details refer Addition and Deduction Detail Tables At the End of the Page**

19 Amounts admissible under sections :

S.No	Section	Amount debited to profit and loss account	Amounts admissible as per the provisions of the Income-tax Act, 1961 and also fulfils the conditions, if any specified under the relevant 14 provisions of Income-tax Act, 1961 or Income-tax Rules, 1962 or any other guidelines, circular, etc., issued in this behalf.
Nil			

20 a Any sum paid to an employee as bonus or commission for services rendered, where such sum was otherwise payable to him as profits or dividend. [Section 36(1)(ii)]

Description	Amount
-------------	--------

20 b Details of contributions received from employees for various funds as referred to in section 36(1)(va):

Nature of fund	Sum received from employees	Due date for payment	The actual amount paid	The actual date of payment to the concerned authorities
Provident Fund	176425	15/10/2019	176425	14/10/2019
Provident Fund	181713	15/11/2019	181713	12/11/2019
Provident Fund	180663	15/12/2019	180663	11/12/2019
Provident Fund	172021	15/01/2020	172021	13/01/2020
Provident Fund	168670	15/02/2020	168670	12/02/2020
Provident Fund	172306	15/03/2020	172306	13/03/2020
Provident Fund	176109	15/05/2020	176109	11/05/2020

21 a Please furnish the details of amounts debited to the profit and loss account, being in the nature of capital, personal, advertisement expenditure etc

Capital expenditure		
Particulars		Amount in Rs.
Personal expenditure		
Particulars		Amount in Rs.
Donation		35001
Advertisement expenditure in any souvenir, brochure, tract, pamphlet or the like published by a political party		
Particulars		Amount in Rs.
Expenditure incurred at clubs being entrance fees and subscriptions		
Particulars		Amount in Rs.
Expenditure incurred at clubs being cost for club services and facilities used.		
Particulars		Amount in Rs.
Expenditure by way of penalty or fine for violation of any law for the time being force		
Particulars		Amount in Rs.
Expenditure by way of any other penalty or fine not covered above		
Particulars		Amount in Rs.
Expenditure incurred for any purpose which is an offence or which is prohibited by law		
Particulars		Amount in Rs.

(b) Amounts inadmissible under section 40(a):-

(i) as payment to non-resident referred to in sub-clause (i)

(A) Details of payment on which tax is not deducted:

Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Pincode
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(B) Details of payment on which tax has been deducted but has not been paid during the previous year or in the subsequent year before the expiry of time prescribed under section 200(1)

Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Pincode	Amount of tax deducted
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(ii) as payment referred to in sub-clause (ia)

(A) Details of payment on which tax is not deducted:

	Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Pincode	
(B) Details of payment on which tax has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.										
	Date of payment	Amount of payment	Nature of payment	Name of the payer	PAN of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Pincode	Amount of tax deducted
										Amount out of (VI) deposited, if any
(iii) as payment referred to in sub-clause (ib)										
(A) Details of payment on which levy is not deducted:										
	Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Pincode	
(B) Details of payment on which levy has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.										
	Date of payment	Amount of payment	Nature of payment	Name of the payer	PAN of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Pincode	Amount of levy deducted
										Amount out of (VI) deposited, if any
(iv) fringe benefit tax under sub-clause (ic)										
(v) wealth tax under sub-clause (iia)										
(vi) royalty, license fee, service fee etc. under sub-clause (iib)										
(vii) salary payable outside India/to a non resident worker etc. under sub-clause (iii).										
	Date of payment	Amount of payment	Name of the payee	PAN of the payee, if available	Address Line 1	Address Line 2	City	Pincode		
(viii) payment to PF /other funds etc. under sub-clause (iv)										
(ix) tax paid by employer for perquisites under sub-clause (v)										
(c) Amounts debited to profit and loss account being, interest, salary, bonus, commission or remuneration inadmissible under section 40(b)/40(ba) and computation thereof										
	Particulars	Section	Amount debited to P/E A/C	Amount Admissible	Amount Inadmissible	Remarks				
(d) Disallowance deemed income under section 40A(3):										
(A) On the basis of the examination of books of account and other relevant documents/evidence, whether the expenditure covered under section 40A(3) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details.										Yes
	Date Of Payment	Nature Of Payment	Amount in Rs	Name of the payee	Permanent Number of the payee, if available		Account of the payee, if available			
(B) On the basis of the examination of books of account and other relevant documents/evidence, whether the payment referred to in section 40A(3A) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details of amount deemed to be the profits and gains of business or profession under section 40A(3A)										
	Date Of Payment	Nature Of Payment	Amount in Rs	Name of the payee	Permanent Number of the payee, if available		Account of the payee, if available			
(e) Provision for payment of gratuity not allowable under section 40A(7)										
(f) Any sum paid by the assessee as an employer not allowable under section 40A(9)										
(g) Particulars of any liability of a contingent nature										
	Nature Of Liability						Amount in Rs.			
(h) Amount of deduction inadmissible in terms of section 14A in respect of the expenditure incurred in relation to income which does not form part of the total income										
	Nature Of Liability						Amount in Rs.			
(i) Amount inadmissible under the proviso to section 36(1)(iii)										
22	Amount of interest inadmissible under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006									
23 Particulars of any payment made to persons specified under section 40A(2)(b).										
	Name of Related Person	PAN of Related Person	Relation	Nature of transaction	Payment Made(Amount)					

NAYAN ARVIND SHAH	AAGPS4217B	PARTNER	REMUNERATION TO PARTNER	84000
ANURADHA NAYAN SHAH	AAQPS0001F	PARTNER	REMUNERATION TO PARTNER	36000
NAYAN ARVIND SHAH	AAGPS4217B	PARTNER	INTEREST ON PARTNER'S CAPITAL	30000000
VASUMATI ARVIND SHAH	AAQPS0005B	MOTHER OF PARTNER NAYAN A SHAH	INTEREST ON LOAN	1058975
24 Amounts deemed to be profits and gains under section 32AC or 32AD or 33AB or 33ABA.				
Section		Description		Amount
Nil				
25 Any amount of profit chargeable to tax under section 41 and computation thereof.				
Name of Person		Amount of income	Section	Description of Transaction
Nil				
26 (i)* In respect of any sum referred to in clause (a),(c),(d),(e),(f) or (g) of section 43B the liability for which:-				
26 (i)A pre-existed on the first day of the previous year but was not allowed in the assessment of any preceding previous year and was :-				
26 (i)(A)(a) Paid during the previous year				
Section		Nature of liability		Amount
Nil				
26 (i)(A)(b) Not paid during the previous year				
Section		Nature of liability		Amount
Nil				
26 (i)B was incurred in the previous year and was :-				
26 (i)(B)(a) Paid on or before the due date for filing the return of income of the previous year under section 139(1)				
Section		Nature of liability		Amount
Tax,Duty,Cess,Fee etc		CGST Reverse Charge Payable		93438
Tax,Duty,Cess,Fee etc		SGST Reverse Charge Payable		93438
Tax,Duty,Cess,Fee etc		CGST On Sales Payable		224569
Tax,Duty,Cess,Fee etc		SGST On Sales Payable		224569
Tax,Duty,Cess,Fee etc		TDS Payable		2077946
provident,superannuation,gratuity,other fund		Profession Tax Payable		21775
provident,superannuation,gratuity,other fund		Provident Fund Payable		1445748
26 (i)(B)(b) not paid on or before the aforesaid date				
Section		Nature of liability		Amount
provident,superannuation,gratuity,other fund		ESIC Payable		14660
(State whether sales tax, goods & services tax, customs duty, excise duty or any other indirect tax, levy, cess, impost, etc., is passed through the profit and loss account.)				
27 a Amount of Central Value Added Tax Credits/ Input Tax Credit(ITC) availed of or utilised during the previous year and its treatment in profit and loss account and treatment of outstanding Central Value Added Tax Credits/ Input Tax Credit(ITC) in accounts				
CENVAT/ITC		Amount	Treatment in Profit and Loss/Accounts	
Opening Balance		2551563	Shown as Current Asset in Balance Sheet	
Credit Availed		3325786	Reduced from cost of purchase/expenses	
Credit Utilized		592488	Reduced from payment / liability	
Closing/Outstanding Balance		5284861	Shown as Current Asset in Balance Sheet	
27 b Particulars of income or expenditure of prior period credited or debited to the profit and loss account :-				
Type		Particulars	Amount	Prior period to which it relates (Year in yyyy-yy format)
Nil				
28 Whether during the previous year the assessee has received any property, being share of a company not being a company in which the public are substantially interested, without consideration or for inadequate consideration as referred to in section 56(2)(viiia)				
No				

	Name of the person from which shares received	PAN of the person, if available	Name of the company from which shares received	CIN of the company	No. of Shares Received	Amount of consideration paid	Fair Market value of the shares					
	Nil											
29	Whether during the previous year the assessee received any consideration for issue of shares which exceeds the fair market value of the shares as referred to in section 56(2)(viib). If yes, please furnish the details of the same											
	Name of the person from whom consideration received for issue of shares	PAN of the person, if available	No. of Shares	Amount of consideration received	Fair Market value of the shares							
	Nil											
A(a)	Whether any amount is to be included as income chargeable under the head Income from other sources as referred to in clause (ix) of sub-section (2) of section 56? (b) If yes, please furnish the following details:						No					
	Sl No.	Nature of Income				Amount						
	Nil											
B(a)	Whether any amount is to be included as income chargeable under the head Income from other sources as referred to in clause (x) of sub-section (2) of section 56? (Yes/No) (b) If yes, please furnish the following details:						No					
	Sl No.	Nature of Income				Amount						
	Nil											
30	Details of any amount borrowed on hundi or any amount due thereon (including interest on the amount borrowed) repaid, otherwise than through an account payee cheque, (Section 69D)						No					
	Name of the person from whom amount borrowed or repaid on hundi	PAN of the person, if available	Address Line 1	Address Line 2	City or Town or District	State	Pincode	Amount borrowed	Date of Borrowing	Amount due including interest	Amount repaid	Date of Repayment
	Nil											
A(a)	Whether primary adjustment to transfer price as referred to in sub-section (1) of section 92CE, has been made during the previous year.						No					
	(b) If yes, please furnish the following details											
	Sl No.	Under which clause of section 92CE primary adjustment is made?	Amount (in Rs.) of primary adjustment	Whether the excess of money available with the enterprise is required to be repatriated as per the provisions of sub-section (2) of section 92CE.	If yes, whether the excess money has been repatriated within the prescribed time.	If no, the amount (in Rs.) of imputed interest on such excess money which has not been repatriated within the prescribed time	Expected date of repatriation of money					
	Nil											
B(a)	Whether the assessee has incurred expenditure during the previous year by way of interest or of similar nature exceeding one crore rupees as referred to in sub-section (1) of section 94B.						No					
	(b) If yes, please furnish the following details											
	Sl No.	Amount (in Rs.) of expenditure by way of interest or of similar nature incurred	Earnings before interest, tax, depreciation and amortization (EBITDA) during the previous year (in Rs.)	Amount (in Rs.) of expenditure by way of interest or of similar nature as per (i) above which exceeds 30% of EBITDA as per (ii) above.	Details of interest expenditure brought forward as per sub-section (4) of section 94B.	Details of interest expenditure carried forward as per sub-section (4) of section 94B:	Assessment Year	Amount (in Rs.)	Assessment Year	Amount (in Rs.)		
	Nil											
C(a)	Whether the assessee has entered into an impermissible avoidance arrangement, as referred to in section 96, during the previous year. (This Clause is kept in abeyance till 31st March, 2021)						No					
	(b) If yes, please furnish the following details											
	Sl No.	Nature of the impermissible avoidance arrangement				Amount (in Rs.) of tax benefit in the previous year arising, in aggregate, to all the parties to the arrangement						
	Nil											
31 a	Particulars of each loan or deposit in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year :-											

S.No	Name of the lender or depositor	Address of the lender or depositor	Permanent Account Number(if available with the assessee) of the lender or the depositor	Amount of loan or deposit taken or accepted	Whether the loan or deposit was squared up during the previous year	Maximum amount outstanding in the account at any time during the previous year	Whether the loan or deposit was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account.	In case the loan or deposit was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.
1	Ashokkumar M Jumani	Bonanza Fashion, Basien House, Near Hotel Oriental Residence, Opp. Small Hanuman Temple, Khar West, Mumbai : 400 052	AABPJ4453H	1000000	No	1000000	Yes-Electronic clearing system	
2	Ashwanikumar V Desai	601, Garden Court, 6Th Floor, Lallu Bhai Park Road, Andheri (W), Mumbai : 400 058	ADPPD2524G	5000000	Yes	5000000	Yes-Electronic clearing system	
3	Kay Kay Enterprise	1504/B, Deepak Jyoti Tower, Park Road, Mumbai 40003	AABPJ4453H	1000000	Yes	1000000	Yes-Cheque	Account payee cheque
4	Kiran Saremal Rathod HUF	1504/B, Deepak Jyoti Tower, Park Road, Mumbai : 400 033	AABPJ4453H	500000	Yes	500000	Yes-Cheque	Account payee cheque
5	Madhu Vahar Gadodia	2, Shri Krishna, 6th Road, Pratiksha Colony, (Near Reliance Energy) Santacruz E, Mumbai : 400 055	AABPJ4453H	2000000	No	500000	Yes-Cheque	Account payee cheque
6	Nagpal & Company	12, Ramesh Mason Cinema Lane, Behind Metro Cinema, Mumbai - 400 020.	AADFN3778R	500000	Yes	500000	Yes-Cheque	Account payee cheque
7	Paridhi Fab	192, Zaveri Bazar, 2nd Floor, Mumbai : 400002	AABHC1281J	500000	No	500000	Yes-Cheque	Account payee cheque
8	Pervez Nadir Dumasia	701, Garden Court, 7th Floor, Lallubhai Park Road, Andheri West, Mumbai : 400 058	AEAPD5551M	5000000	Yes	5000000	Yes-Electronic clearing system	
9	Purnima Ramanlal Shah	1/A, Gulmohar Juhu Lane, C D Barfiwala Marg, Andheri (W) Mumbai 400 058	BBWPS0512D	1000000	Yes	1000000	Yes-Cheque	Account payee cheque
10	Ramanlal Vallabhdas Shah	1303, Palmgrove Society, Juhu Lane, Andheri West, Mumbai : 400 058	BBYPS6422C	1000000	No	1000000	Yes-Cheque	Account payee cheque

11	Rudra Textile	1B Jalhind Building, 4th Floor, Dr. A M Road Bhuleshwar Mumbai 400 002	AAUHR23 73H	500000	No	500000	Yes-Cheque	Account payee cheque
12	Vasumati Ashah	Mayfair Villa, Flat No.701, Plot No. 271, 11th Road, Madhu Park Garden, Khar (West), Mumbai : 400052	AAQPS00 05B	27210 00	Yes	21063307	Yes-Electronic clearing system	
13	Yeshwantal Shah	1-B, A Wing, Gulmohar Society, Andheri West, Mumbai : 400 058	AAGPS36 58G	20000 00	No	2000000	Yes-Cheque	Account payee cheque
14	Yukta Nishant Jain	1504/B, Deepak Jyoti Tower, Parel Tank Road, Mumbai : 400 033	AMIPR82 12M	500000	Yes	500000	Yes-Cheque	Account payee cheque
15	ICICI Bank Ltd	ICICI Bank Towers, South Tower, 7th Floor, Bandra Kurla Complex, Bandra East, Mumbai : 400 051	AAACI119 5H	212501 719	No	211324741	Yes-Electronic clearing system	

31 b Particulars of each specified sum in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year:-

S.No.	Name of the person from whom specified sum is received	Address of the person from whom specified sum is received	Permanent Account Number (if available with the assessee) of the person from whom specified sum is received	Amount of specified sum taken or accepted	Whether the specified sum was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account	In case the specified sum was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.
Nil						

(Particulars at (a) and (b) need not be given in the case of a Government company, a banking company or a corporation established by a Central, State or Provincial Act.)

31 b(a) Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, during the previous year, where such receipt is otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account

S.No.	Name of the Payer	Address of the Payer	Permanent Account Number (if available with the assessee) of the Payer	Nature of transaction	Amount of receipt	Date Of receipt
Nil						

31 b(b) Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, received by a cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year :-

S.No.	Name of the Payer	Address of the Payer	Permanent Account Number (if available with the assessee) of the Payer	Amount of receipt
Nil				

31 b(c) Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate to a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion to a person,

		otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year						
		S.No.	Name of the Payer	Address of the Payer	Permanent Account Number (if available with the assessee) of the Payer	Nature of transaction	Amount of Payment	Date Of Payment
		Nil						
31	b(d)	Particulars of each payment in an amount exceeding the limit specified in section 269ST, in aggregate to a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion to a person, made by a cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year						
		S.No.	Name of the Payee	Address of the Payee	Permanent Account Number (if available with the assessee) of the Payee	Amount of Payment		
		Nil						
		(Particulars at (ba), (bb), (bc) and (bd) need not be given in the case of receipt by or payment to a Government company, a banking Company, a post office savings bank, a cooperative bank or in the case of transactions referred to in section 269SS or in the case of persons referred to in Notification No. S.O. 2065(E) dated 3rd July, 2017)"						
31	c	Particulars of each repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T made during the previous year :-						
		S.No.	Name of the payee	Address of the payee	Permanent Account Number (if available with the assessee) of the payee	Amount of the amount repaid/repayment outstanding in the account at any time during the previous year	Whether the repayment was made by cheque or bank draft or use of electronic clearing system through a bank account.	In case the repayment was made by cheque or bank draft, whether the same was repaid by an account payee cheque or an account payee bank draft.
		1	Ashwanikumar V Desai	601, Garden Court, 6th Floor, Lal Bahadur Park Road, Andheri (W), Mumbai - 400 058.	ADPPD25246	500000	5000000	Yes- Electronic clearing system
		2	Bhupendra M. Mehta	602, Mayfair Kulkarni, S. F. Road, Andheri West, Mumbai : 400 058		500000	500000	Yes- Electronic clearing system
		3	Ginilon Synthetics	595, Krishna Galli, M. J. Market, Mumbai : 400 002		500000	500000	Yes-Cheque Account payee cheque
		4	Haridas Gokaldas (HUF)	595, Krishna Galli, M. J. Market, Mumbai : 400 002		500000	500000	Yes-Cheque Account payee cheque
		5	Jagdish Prasad Karwa (HUF)	19/705, Indra Darshan, Lokhandwala, Andheri (w), Mumbai 400 053		100000	1000000	Yes-Cheque Account payee cheque
		6	Kanayalal Chellaram	307, Dharamraj Galli, M.J. Market, Mumbai : 400 002		500000	500000	Yes-Cheque Account payee cheque
		7	Kanchan S Shah	209, Maker Bhavan No III, 21, New Marine Lines, Mumbai 400 020		100000	100000	Yes-Cheque Account payee cheque
		8	Kay Kay Enterprise	1504/B, Deepak Jyoti Tower, P		100000	1000000	Yes-Cheque Account payee cheque

		arel Tank Road , Mumbai 400033					
9	Kiran Saremal Rathod HUF	1504/B, Deepak Jyoti Tower, Parel Tank Road, Mumbai : 400 033	500000	500000	Yes-Cheque	Account payee cheque	
10	Kishin Hotchand Ramchandan	405, Nestle Apartment, A Wing, 4th cross Road, Lokhandwala Complex, Mumbai : 400 053	500000	500000	Yes-Cheque	Account payee cheque	
11	Madhu Vishal Gadodia	2, Shriji Kripa, 6th Road, Prabhat Colony, (Near Reliance Energy) Santacruz E, MUMBAI : 400 055	1500000	500000	Yes-Cheque	Account payee cheque	
12	Pervez Nadir Dumasla	701, Garden Court, 7th Floor, Lalubhai Park Road, Andheri West, Mumbai : 400 056	500000	5000000	Yes-Cheque	Account payee cheque	
13	Prakash M Jumanani	111, Anand Dham, 1st Floor, 10th Road Khar (W), Mumbai : 400052	150000	1500000	Yes-Cheque	Account payee cheque	
14	Shradha Jitendra Mordani	111, Anand Dham, 1st Floor, 10th Road Khar (W), Mumbai : 400 052	100000	1000000	Yes-Cheque	Account payee cheque	
15	Taruna Devenra Shah	4, Summer Queen, 11, Hasanabad Lane, Santacruz (E), Mumbai : 400 054	500000	500000	Yes-Cheque	Account payee cheque	
16	Urmila Yesvantlal Shah	W/A Gulmohar, 3rd Floor, Daxiwalda Marg, Andheri (W), Mumbai 58	400000	4000000	Yes-Cheque	Account payee cheque	
17	Vasumati A Shah	Mayfair Villa, Flat No.701, Plot No. 271, 11th Road, Madhu Park Garden, Khar (West), MUMBAI : 400052	22505307	21063307	Yes-Electronic clearing system		
18	Yukta Nishant Jain	1504/B, Deepak Jyoti Tower, Parel Tank Road, Mumbai : 400 033	500000	500000	Yes-Cheque	Account payee cheque	
19	ICICI Bank Ltd	ICICI Bank Towers, South Tower, 7th Floor, Bandra Kurla Complex, Bandra East, Mumbai 400 051.	7418931	212963709	Yes-Electronic clearing system		
20	Kotak Mahindra Investments Limited	12 BKC, C12, G-Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051.	18455667	170789000	Yes-Electronic clearing system		

31	d	Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year:—										
		S.No	Name of the lender, or depositor or person from whom specified advance is received	Address of the lender, or depositor or person from whom specified advance is received	Permanent Account Number (if available with the assessee) of the lender, or depositor or person from whom specified advance is received	Amount of repayment of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year						
		Nil										
31	e	Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year:—										
		S.No	Name of the lender, or depositor or person from whom specified advance is received	Address of the lender, or depositor or person from whom specified advance is received	Permanent Account Number (if available with the assessee) of the lender, or depositor or person from whom specified advance is received	Amount of repayment of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year						
		Nil										
<p>Note: (Particulars at (c), (d) and (e) need not be given in the case of a repayment of any loan or deposit or any specified advance taken or accepted from Government, Government company, banking company or a corporation established by a Central, State or Provincial Act)</p>												
32	a	Details of brought forward loss or depreciation allowance, in the following manner, to extent available										
		S.No	Assessment Year	Nature of loss/allowance	Amount as returned	Amount as assessed	Order U/S and Date	Remarks				
		Nil										
32	b	Whether a change in shareholding of the company has taken place in the previous year due to which the losses incurred prior to the previous year cannot be allowed to be carried forward in terms of section 79. No										
32	c	Whether the assessee has incurred any speculation loss referred to in section 73 during the previous year. No										
		If yes, please furnish the details below										
32	d	Whether the assessee has incurred any loss referred to in section 73A in respect of any specified business during the previous year. No										
		If yes, please furnish details of the same										
32	e	In case of a company, please state that whether the company is deemed to be carrying on a speculation business as referred in explanation to section 73. No										
		If yes, please furnish the details of speculation loss if any incurred during the previous year										
33	Section-wise details of deductions, if any admissible under Chapter VIA or Chapter III (Section 10A, Section 10AA)										No	
		S.No	Section	Amount								
		Nil										
34	a	Whether the assessee is required to deduct or collect tax as per the provisions of Chapter XVII-B or Chapter XVII-BB, if yes please furnish Yes										
		S.No	Tax deduction and collection Account Number (TAN)	Section	Nature of payment	Total amount of payment or receipt of the nature specified in column (3)	Total amount on which tax was required to be deducted or collected out of (4)	Total amount on which tax was deducted or collected at specified rate out of (5)	Amount of tax deducted or collected out of (6)	Total amount on which tax was deducted or collected at less than specified rate out of (7)	Amount of tax deducted or collected on (8)	Amount of tax deducted or collected not deposited to the credit of the Central Government

											out of (6) and (8)	
1	MUMM02612B	194A	Interest other than Interest on securities	28269294	28269294	28269294	2826932	0	0	0	0	
2	MUMM02612B	194-I	Rent	353339	353339	353339	7067	0	0	0	0	
3	MUMM02612B	194C	Payments to contractors	86616393	86616393	86616393	1376822	0	0	0	0	
4	MUMM02612B	194H	Commission or brokerage	3243184	3243184	3243184	162161	0	0	0	0	
5	MUMM02612B	194J	Fees for professional or technical services	21748982	21748982	21748982	2174902	0	0	0	0	
6	MUMM02612B	192	Salary	14301848	14301848	14301848	2914834	0	0	0	0	

34 b Whether the assessee is required to furnish the statement of tax deducted or tax collected. If yes, please furnish the details: Yes

S.No	Tax deduction and collection Account Number (TAN)	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the statement of tax deducted or collected contains information about all details/transactions which are required to be reported.	If not, please furnish list of details/transactions which are not reported.
1	MUMM02612B	24Q	31/10/2019	31/10/2019	Yes	
2	MUMM02612B	24Q	31/01/2020	30/01/2020	Yes	
3	MUMM02612B	24Q	31/07/2020	04/08/2020	Yes	
4	MUMM02612B	26Q	31/03/2019	27/07/2019	Yes	
5	MUMM02612B	26Q	31/10/2019	30/10/2019	Yes	
6	MUMM02612B	26Q	31/01/2020	16/01/2020	Yes	
7	MUMM02612B	26Q	31/07/2020	14/08/2020	Yes	

34 c Whether the assessee is liable to pay interest under section 201(A) or section 201(C)? If yes, please furnish Yes

S.No	Tax deduction and collection Account Number (TAN)	Amount of interest under section 201(A) or 201(C) as payable	Dates of payment
1	MUMM02612B	903	2019-05-25
2	MUMM02612B	2579	2019-07-15
3	MUMM02612B	180	2019-09-18
4	MUMM02612B	9631	2019-10-24

35 a In the case of a trading concern, give quantitative details of principal items of goods traded

S.No	Item Name	Unit	Opening stock	Purchases during the previous year	Sales during the previous year	Closing stock	Shortage, excess, if any
Nil							

35 b In the case of a manufacturing concern, give quantitative details of the principal items of raw materials, finished products and by-products :-

35 bA Raw materials :

S.No	Item Name	Unit	Opening stock	Purchases during the previous year	Consumption during the previous year	Sales during the previous year	Closing stock	*Yield of finished products	*Percentage of yield	Shortage, excess, if any
Nil										

35 bB Finished products :

S.No	Item Name	Unit	Opening stock	Purchases during the previous year	Quantity manufactured during the previous year	Sales during the previous year	Closing stock	Shortage, excess, if any
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					previous year	the previous year				
		Nil								
35	bC	By products :								
		S.No	Item Name	Unit	Opening stock	Purchases during the previous year	Quantity manufactured during the previous year	Sales during the previous year	Closing stock	Shortage excess, if any
		Nil								
36	In the case of a domestic company, details of tax on distributed profits under section 115-O in the following forms :-									
		S.No	(a) Total amount of distributed profits	(b) Amount of reduction referred to in section 115-O(1A) (i)	(c) Amount of reduction as referred to in section 115-O(1A) (ii)	(d) Total tax paid thereon	(e) Total tax paid thereon Amount	Dates of payment		
		Nil								
A(a)	Whether the assessee has received any amount in the nature of dividend as referred to in sub-clause (e) of clause (22) of section 2. If yes, please furnish the following details:-									
		Sl No.	Amount received (in Rs.)					Date of receipt		
		Nil								
37	Whether any cost audit was carried out									
		If yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the cost auditor								No
38	Whether any audit was conducted under the Companies Act, 1944									
		If yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor								No
39	Whether any audit was conducted under section 77A of the Finance Act, 1994 in relation to valuation of taxable services as may be reported/identified by the auditor									
		If yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor								No
40	Details regarding turnover, gross profit, etc., for the previous year and preceding previous year:									
	Sl No	Particulars	Previous Year			Preceding previous Year				
	a	Total turnover of the assessee	28737500			28737500		148618733		
	b	Gross profit / Turnover	3491840	28737500	12.15%	3563539		148618733	2.40%	
	c	Net profit / Turnover	1920160	28737500	6.68%	6898921		148618733	4.64%	
	d	Stock-in-Trade / Turnover	12200319	28737500	2826.27%	360460265		148618733	242.54%	
	e	Material consumed/ Finished goods produced			%				%	
(The details required to be furnished for principal items of goods traded or manufactured or services rendered)										
41	Please furnish the details of demand raised or refund issued during the previous year under any tax laws other than Income-tax Act, 1961 and Wealth tax Act, 1957 alongwith details of relevant proceedings									
		Financial year to which demand/ refund relates to	Name of other Tax law	Type (Demand raised/Refund received)	Date of demand raised/refund received	Amount	Remarks			
		Nil								
42	Whether the assessee is required to furnish statement in Form No.61 or Form No. 61A or Form No. 61B? If yes, please furnish									
		Sl No	Income-tax Department Reporting Entity Identification Number	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the Form contains information about all details/ transactions which are required to be reported.	If not, please furnish list of the details/ transactions which are not reported.		

19 Dune



INCOME TAX DEPARTMENT

Addition Details (From Point No. 18)								
Description of Block of Assets	Sl.No.	Date of Purchase	Date of use	Amount	Adjustment on account of			Total Amount
					MODVAT	Exchange Rate Change	Subsidy Grant	
Furnitures & Fittings @ 10%								
Total of Furnitures & Fittings @ 10%								0
Plant & Machinery @ 15%	1	25/04/2019	25/04/2019	7589	0	0	0	7589
	2	26/07/2019	26/07/2019	6249	0	0	0	6249
	3	11/08/2019	11/08/2019	7134	0	0	0	7134
	4	01/10/2019	01/10/2019	15255	0	0	0	15255
	5	27/11/2019	27/11/2019	15990	0	0	0	15990
	6	17/12/2019	17/12/2019	16000	0	0	0	16000
	7	06/01/2020	06/01/2020	58474	0	0	0	58474
	8	22/01/2020	22/01/2020	36500	0	0	0	36500
Total of Plant & Machinery @ 15%								163191
Plant & Machinery @ 40%	1	01/07/2019	01/07/2019	128800	0	0	0	128800
	2	17/08/2019	17/08/2019	22750	0	0	0	22750
	3	14/10/2019	14/10/2019	69800	0	0	0	69800
	4	21/10/2019	21/10/2019	18700	0	0	0	18700
	5	01/11/2019	01/11/2019	18300	0	0	0	18300
	6	03/01/2020	03/01/2020	69300	0	0	0	69300
	7	22/01/2020	22/01/2020	54000	0	0	0	54000
	8	22/01/2020	22/01/2020	74250	0	0	0	74250
	9	29/02/2020	29/02/2020	30424	0	0	0	30424

10	16/03/2020	16/03/2020	48500	0	0	0	48500
11	17/03/2020	17/03/2020	29200	0	0	0	29200
12	19/03/2020	19/03/2020	90500	0	0	0	90500
13	20/03/2020	20/03/2020	43000	0	0	0	43000
14	31/03/2020	31/03/2020	180000	0	0	0	180000
Total of Plant & Machinery @ 40%							877524

Deduction Details(From Point No. 18)				
Description of Block of Assets	Sl.No.	Date of Sale etc.	Amount	
Furnitures & Fittings @ 10%				
Total of Furnitures & Fittings @ 10%			0	
Plant & Machinery @ 15%	1	25/06/2019	255000	
Total of Plant & Machinery @ 15%			255000	
Plant & Machinery @ 40%				
Total of Plant & Machinery @ 40%			0	



THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
 (Regn. No. BOM/WGN/HSC/101884 dated 17-9-90)
 892, SHANKAR GHANSHYAMJI MANGESKAR
 DADAR (WEST), MUMBAI-400028.

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year
2021-22

PAN AAHFM7843A
Name MAYFAIR HOUSING
Address 1, Mayfair Meridian, , Ceaser Road, Andheri (West) , Mumbai , Mumbai , Mumbai , Mumbai , 19-Maharashtra , 91-India , 400058
Status Firm Form Number ITR-5
Filed u/s 139(1) Return filed on or before due date e-Filing Acknowledgement Number 999954590071221

Current Year business loss, if any	1	0
Total Income		12,98,57,690
Book Profit under MAT, where applicable	2	0
Adjusted Total Income under AMT, where applicable	3	12,98,57,690
Net tax payable	4	3,91,99,124
Interest and Fee Payable	5	20,58,356
Total tax, interest and Fee payable	6	4,12,57,480
Taxes Paid	7	4,12,63,256
(+)Tax Payable /(-)Refundable (6-7)	8	(-) 5,780
Dividend Tax Payable	9	0
Interest Payable	10	0
Total Dividend tax and interest payable	11	0
Taxes Paid	12	0
(+)Tax Payable /(-)Refundable (11-12)	13	0
Accreted Income as per section 115TD	14	0
Additional Tax payable u/s 115TD	15	0
Interest payable u/s 115TE	16	0
Additional Tax and interest payable	17	0
Tax and interest paid	18	0
(+)Tax Payable /(-)Refundable (17-18)	19	0

Income Tax Return submitted electronically on 07-12-2021 10:03:12 from IP address 10.1.219.32 and verified by NAYAN ARVIND SHAH
having PAN AAGPS4217B on 07-12-2021 10:03:09 using paper ITR-Verification Form /Electronic Verification Code generated through
Digital mode

System Generated

Barcode/QR Code



AAHFM7843A059999545900712216B3994675E06AC8CBBB7A86CEE7094E1680C4954

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

THE VISHWA KUTIR CO. OP. LTD.
(Regn. No. BOM/100/1985) (TC) 4874
892, SHANKAR BHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

Mayfair Housing

Annual Report
2020-21



Regd Office :

1, Mayfair Meridian,
Ceaser Road, Off. S. V. Road,
Amboli, Near St. Blaise Church
Andheri (West), Mumbai-400 058.

Tel: 6723 2300 / 301 / 302

Fax: 6723 2358

Web Site : <http://www.mayfairhousing.com>

E-Mail : info@mayfairhousing.com

MAYFAIR HOUSING**BALANCE SHEET AS AT 31ST MARCH, 2021**

LIABILITIES	Schedule	AMOUNT (Rs.)
		31-03-2021
Partner's Capital	'1'	31,88,19,343
Loans from Institutions	'2'	26,01,93,933
Loans from Others	'3'	18,21,01,599
Sub-Total of Loans		44,22,95,532
TOTAL		76,11,14,875
ASSETS		
Fixed Assets	'4'	51,38,031
Investments	'5'	21,58,83,117
Current Assets, Loans & Advances		
Inventories	'6'	1,27,83,84,026
Advance against Property Development Contracts	'7'	12,43,480
Sundry Debtors	'8'	4,28,66,872
Loans & Advances	'9'	40,38,162
Cash on Hand	'10'	2,55,140
Bank Balances	'11'	5,67,90,011
		1,38,35,77,691
LESS : Current Liabilities		
Security Deposits	'12'	9,98,282
Sundry Creditors	'13'	15,40,14,037
Advance from Customers	'14'	68,84,71,645
		84,34,83,964
Net Current Assets		54,00,93,727
TOTAL		76,11,14,875
NOTES TO ACCOUNTS	'22'	

The schedules referred to above form an integral part of the Balance Sheet.

As per our audit report of even date.

For M. D. DUMASIA & Co.

Chartered Accountants

M. D. Dumasia

M. D. Dumasia
(Proprietor)

Membership 42473

UDIN : 21042473AAAAGO5295

Mumbai, 13th November, 2021.



For MAYFAIR HOUSING

Partner

Partner

MAYFAIR HOUSING**PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2021**

PARTICULARS	Schedule	AMOUNT (Rs.) 31-03-2021
INCOME		
Operating Income	`15`	22,65,67,596
Other Income	`16`	8,06,33,934
TOTAL INCOME		30,72,01,530
EXPENSES		
Cost of Sales	`17`	11,07,02,655
Employee Benefit Expenses	`18`	1,10,70,677
Administrative Expenses	`19`	46,60,776
Selling and Marketing Expenses	`20`	7,70,181
Finance Cost	`21`	2,96,55,343
Depreciation	`4`	11,41,154
TOTAL EXPENSES		15,80,00,786
PROFIT BEFORE TAX AND PARTNER REMUNERATION		14,92,00,744
Remuneration To Partners		1,20,000
Interest on Partner's Capital Included in Finance Cost Above Income Tax & TDS	5,67,38,000	3,98,79,516
Net Profit Trfd To Partner's Capital A/C		10,92,01,228
NOTES TO ACCOUNTS	`22`	

The schedules referred to above form an integral part of the Profit & Loss Account.

As per our audit report of even date.

For M.D.DUMASIA & Co.

Chartered Accountants

M D Dumasia

M D Dumasia

(Proprietor)

Membership 42473

UDIN : 21042473AAAAGO5295

Mumbai, 13th November, 2021.



For MAYFAIR HOUSING



Partner

Partner

SCHEDULE: 1

PARTNERS CAPITAL ACCOUNT

NAME OF THE PARTNER	OPENING BALANCE	ADDITION / (WITHDRAWAL) NET	INTEREST ON CAPITAL	REMUNERATION	PROFIT / (LOSS)	CLOSING BALANCE
Nayan A. Shah (89%)	24,31,85,221	(14,53,61,345)	4,47,00,000	84,000	9,71,89,093	23,97,96,969
Mayfair Housing Private Limited (10%)	14,59,40,583	(11,80,10,475)	1,00,63,000	-	1,09,20,123	4,89,13,231
Anuradha Shah (1%)	2,80,64,323	(10,58,193)	19,75,000	36,000	10,92,012	3,01,09,143
TOTAL	41,71,90,127	(26,44,30,013)	5,67,38,000	1,20,000	10,92,01,228	31,88,19,343



SCHEDULE TO BALANCE SHEET AND PROFIT & LOSS ACCOUNT

SCHEDULE : 2		AMOUNT (Rs.)
SECURED LOANS FROM INSTITUTIONS		
Construction Finance		
ICICI BANK A/c No.001155000055 (ECLGS)		5,23,00,000
ICICI RTL A/C 0000006289		2,22,72,682
ICICI RTL A/C 0000006290		3,74,72,247
KMIL- CRF5191 (20.00 Crores)		8,01,46,227
KMIL-CRE00000604 (3.11 Crores)		3,11,00,000
Bank Overdraft		
ICICI Bank A/c No.777705555925 OD A/c (SAS)		3,69,02,778
		26,01,93,933

SCHEDULE : 3		AMOUNT (Rs.)
LOANS FROM OTHERS		
General Loans		18,21,01,599
		18,21,01,599

SCHEDULE : 5		AMOUNT (Rs.)
INVESTMENTS		
Long Term in Wholly owned Subsidiaries		
Shares of Mayfair Meridian Developers Pvt Ltd.		1,00,000
Shares Of Mayfair Urban Developers Pvt. Ltd.		1,00,00,000
Shares Of New Era Dwellers & Constructions Pvt Ltd		16,86,90,000
Shares of Magnate Builders Pvt Ltd		1,00,000
Shares of Mak Estates & Properties Pvt Ltd		1,00,000
Shares of Mangrove Constructions Pvt Ltd		1,00,000
Shares of Manohar Properties Pvt Ltd		1,00,000
Shares of Marc Properties Constructions Pvt Ltd		1,00,000
Shares of Matador Housing Pvt Ltd		1,00,000
Shares of Matrubhoomi Developers Pvt Ltd		1,00,000
Shares of Melody Land Developers P Ltd		1,00,000
Shares of Mercury Constructions Pvt Ltd		1,00,000
Shares of Myluck Housing Pvt Ltd		1,00,000
		17,97,90,000

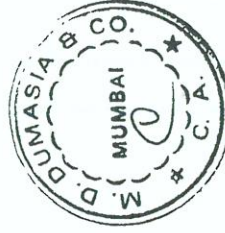


Long Term in Residential Flats		
Amrut Tara, Yari Road, Andheri		11,82,550
Bakul, Lallubhai Park, Andheri		16,31,669
Harish Kunj Flat No. 8		1,10,87,600
Kings Acre, Santacruz		14,01,440
Mamta Apt, Andheri (West)		18,97,775
Resi Flat - G-001 Marve Queen		1,92,000
Resi Flat - 104 Marve Queen		1,99,046
Resi Flat - 105 Marve Queen		1,83,816
Resi Flat - 108 Marve Queen		1,99,046
Resi Flat - 208 Marve Queen		1,99,046
Resi Flat -204 Marve Queen		1,99,046
Res Flat Luv Apt, Sea Hill CHSL		95,98,200
Orion, Lallubhai Park		24,47,225
Sai Shakti Flat 33		15,29,850
Shilpa, Santacruz		22,79,160
Vanshree Borivali Flat A-II-47		13,77,600
		3,56,05,069
Long Term in other Properties		
Plot at Vishakapatnam		3,28,048
		3,28,048
in Commercial Premises		
Symphony CHS Ltd		
Basement 2		40,000
Basement 3		40,000
Basement 4		40,000
Basement 5		40,000
		1,60,000
		21,58,83,117



SCHEDULE : 4
FIXED ASSETS

PARTICULARS	RATE (%)	OPENING BALANCE	ADD / DED APR 2020 - SEP 2020	ADD / DED OCT 2020 - MAR 2021	DEPRECIATION	CLOSING BALANCE
Air Conditioner	15	77,697	-	-	11,654	66,042
Computer	40	6,71,998	1,40,034	6,07,409	4,46,295	9,73,146
Furniture	10	3,99,520	-	-	39,952	3,59,568
Motor Car	15	36,28,888	-	-	5,44,333	30,84,555
Office Equipment	15	4,36,888	-	1,88,353	79,660	5,45,582
Plant & Machinery	15	1,28,399	-	-	19,260	1,09,139
TOTAL		53,43,390	1,40,034	7,95,762	11,41,154	51,38,031



SCHEDULE : 6		AMOUNT (Rs.)
INVENTORIES		
<u>Work In- progress</u>		
Mayfair Tower (Godrej Secondary School Project)		1,02,55,24,189
Mayfair Virar Garden		20,40,70,342
Mayfair Hil Crest (PH HDH Hill side)		1,31,33,900
Land at Bolinj, Virar (Narayan Dadu Mhatre)		14,04,318
Land at Village Bolinj and Naringi Virar (SOZ)		13,48,377
		1,24,54,81,126
<u>Finished Goods</u>		
Mayfair Virar Garden		3,29,02,899
		3,29,02,899
		1,27,83,84,026

SCHEDULE : 7		AMOUNT (Rs.)
ADVANCE AGAINST PROPERTY DEVELOPMENT CONTRACTS		
		12,43,480
		12,43,480

SCHEDULE : 8		AMOUNT (Rs.)
SUNDRY DEBTORS		
Debtors		4,28,66,872
		4,28,66,872

SCHEDULE : 9		AMOUNT (Rs.)
LOANS & ADVANCES		
Deposit to Raghukul Society		1,00,000
Staff Loan		4,36,900
Staff IOU		3,13,150
Aditya Nayan Shah		1,75,485
Income Accrued but not received		92,341
GST Credit Available		29,20,287
		40,38,162

SCHEDULE : 10		AMOUNT (Rs.)
CASH ON HAND		
Cash at Head Office		9,682
Petty Cash		2,45,458
		2,55,140



SCHEDULE : 11		AMOUNT (Rs.)
BANK BALANCES		
Allahabad Bank A/c 50124540273		6,46,716
Bank of Baroda A/c No 647 (VB - CA-4319)		40,30,709
HDFC00600350080345 (Escrow)		32,713
Kotak Mahindra Bank Ltd. A/c CA 06542000001382		29,10,290
ICICI Bank Ltd-001105022291		47,47,557
ICICI Bank A/c No. - 777705555921 Rera A/c (SAS)		3,19,263
ICICI Bank A/c No. - 777705555922 Rera Retention A/c (SAS)		73,54,679
ICICI Bank A/c No. 777705555931 (MVG Retention A/c)		46
ICICI Bank A/c No. 777705555932 (MVG Escrow A/c)		20
ICICI Bank A/c No. 777705555934 (MVG Cluster V- Phase II)		5,00,000
ICICI Bank Ltd - 001105024700		42,55,500
FIXED DEPOSIT WITH BANK		
FD BOB - 76000300004506 (Old VB 501702751002472)		65,736
FD BOB - 76000300004507 (Old VB 501702751002473)		65,723
FD BOB - 76000300003996 (Old VB 501703311000083)		62,224
FD BOB - 76000300004468 (Old VB 501703311006534)		50,56,982
FD BOB - 76000300004156 (Old VB 501703311008359)		41,47,525
FD BOB - 76000300001842 (Old VB 501701064000084)		10,90,017
FD KMBL 0313504455		80,35,419
FD ICICI -001113093346		15,11,645
FD ICICI -001113095761		24,64,393
FD-ICICI-001113086799		43,47,664
FD-ICICI-001113089354		27,48,080
FD-ICICI-001113101425		13,62,501
FD-ICICI-001113106013		10,34,609
		5,67,90,011

SCHEDULE : 12		AMOUNT (Rs.)
SECURITY DEPOSITS		
Rent Deposits		9,98,282
		9,98,282



SCHEDULE : 13		AMOUNT (Rs.)
SUNDRY CREDITORS		
For Retention Money		40,58,153
For Expenses		71,44,138
For Contractor		30,25,297
For Others		10,91,21,612
For Material		1,48,01,536
For Transport		52,000
For Professional		5,50,493
Provision for Gratuity		1,09,06,790
Provision for Leave Encashment'		43,54,019
		15,40,14,037

SCHEDULE : 14		AMOUNT (Rs.)
ADVANCE FROM CUSTOMERS		
Towards Flats		68,84,71,645
		68,84,71,645

SCHEDULE : 15		AMOUNT (Rs.)
OPERATING INCOME		
Sale of Flats		9,83,67,370
Sale of TDR		11,17,00,226
Proportionate Profit recognised for projects under development		1,65,00,000
		22,65,67,596

SCHEDULE : 16		AMOUNT (Rs.)
OTHER INCOME		
Profit on Sale of Investment -flats		7,25,46,665
Interest Received		23,92,583
Rent Received		51,13,242
Misc. Income		5,81,444
		8,06,33,934



SCHEDULE : 17		AMOUNT (Rs.)
COST OF SALES		
Opening Inventory (WIP)		74,13,48,247
Add: Direct Cost / Overheads incurred during the year		
Land Cost		2,28,47,330
Material Purchase		14,92,01,105
Labour Charges		6,23,96,219
Statutory Fees & Taxes		7,16,44,701
Transport and Freight Charges		3,31,658
Security Charges		19,66,977
Employee Cost (Direct & allocated to projects)		4,77,77,097
Maintenance and Repairs (Direct and allocated to projects)		32,78,463
Administrative Overheads (Direct and allocated to projects)		1,86,29,332
Selling and Mktng Overheads (Direct and allocated to projects)		3,84,24,682
Finance Cost (Direct and allocated to projects) including interest paid on partners capital @ 12 % pa Rs 5.67 Crores P.Y.- Rs 3.00 Crores.		13,76,48,159
Profit on project completion method added to inventory		1,65,00,000
		57,06,45,722
Less: Closing Inventory (WIP)		(1,24,54,81,126)
Sub Total		6,65,12,843
Add : Cost of sales of MVG		4,41,89,812
Cost of Sales		11,07,02,655

SCHEDULE : 18		AMOUNT (Rs.)
EMPLOYEE BENEFIT EXPENSES		
Salaries and Wages		5,50,12,252
Contribution to Provident and other funds		18,69,404
Staff welfare expense		1,89,021
Less: Allocated to Projects		(4,60,00,000)
		1,10,70,677



SCHEDULE : 19		AMOUNT (Rs.)
ADMINISTRATIVE EXPENSES		
Repair & Maintenance- Others		7,87,654
Repair & Maintenance- Flat		8,78,372
Property Tax Rented Flats		91,723
Computer Maintenance		1,70,519
Fees & Taxes		8,36,872
Professional Fees		1,17,355
Legal fees		76,000
Security Charges		26,736
Conveyance Expenses		17,988
Discount & Write offs		1,59,378
Electricity Expenses		44,430
Insurance Charges		11,012
Membership & Subscription		74,950
Books & Periodicals		27,239
Internet Charges		37,563
Motor Car Expenses		28,970
Postage & Courier Expenses		46,746
Printing & Stationery		12,919
GST- Expenses		4,76,455
Telephone Expenses		7,845
Tender Expenses		10,000
Travelling Expenses		36,050
Donations Under 80G / 35AC		6,84,000
		46,60,776

SCHEDULE : 20		AMOUNT (Rs.)
MARKETING EXPENSES		
Brokerage		-
Advertisement Expenses		24,652
Marketing Expenses		7,45,529
		7,70,181



SCHEDULE : 21		AMOUNT (Rs.)
FINANCIAL EXPENSES		
Bank Charges & Commission		1,81,888
Interest paid on OD A/C		53,65,554
Interest paid to ICICI Bank		2,94,74,376
Interest paid on General Loans		1,36,74,744
Interest paid on partners Capital u/ sec 40(b)		5,67,38,000
Interest paid to KMIL- CRF		1,84,45,131
Interest paid on VAT & TDS		75,650
Less: Allocated to Projects		(9,43,00,000)
		2,96,55,343

For M.D.DUMASIA & Co.

Chartered Accountants

M D Dumasia

M D Dumasia

(Proprietor)

Membership 42473

UDIN : 21042473AAAAGO5295

Mumbai, 13th November, 2021.



For MAYFAIR HOUSING

[Signature]

Partner



MAYFAIR HOUSING

Disclosure regarding Employee benefits.		
The Company has classified the various benefits, provided to		
Defined Contribution Plans		31-03-2021
1.0	Provident Fund – Employer Contribution	18,69,404
State Defined Contributions Plan		
1.1	Employer’s contribution to Employees’ State Insurance.	14,416
1.0	Defined Benefits Plan.	
Gratuity and Leave encashment benefits are defined benefit plans for which, provision has been made in the accounts based on actuarial valuation as on 31.03.2021. This is in accordance with Accounting Standard No. 15 issued by the Institute of Chartered Accountants of India.		
1.1	The Gratuity benefit plan is wholly unfunded. Hence, there are no plan assets attributable to the obligation.	
		Current Year
Mortality		IALM(2012-14)
Principal actuarial assumptions		
Discount rate		7.00%
Rate of Increase in compensation		4.00%
Withdrawal rates		Age up to 45 years 2.00%
		Age 46 yrs and above 1.00%
Changes in the Present Value of Obligations (PVO)		
PVO at the beginning of period		99,11,375
Interest Cost		6,74,976
Current Service Cost		9,20,056
Benefits Paid		(51,923)
Acquition/ Business Combination		-
Actuarial (gain)/ loss on obligation		(5,47,694)
Liability at the end of the year recognized and disclosed under the head “Provision for Gratuity)		1,09,06,790
Expenses recognized in the Profit and Loss Account under the Head Personnel		
Current Service Cost		9,20,056
Interest Cost		6,74,976
Net Actuarial (Gain)/ Loss recognized for the period		(5,47,694)
Expenses recognized in the statement of Profit & Loss Account		10,47,338



1.2	The Leave encashment benefit plan is wholly unfunded. Hence, there are no plan assets attributable to the obligation.	
		Current Year
	Mortality	IALM(2012-14)
	Principal actuarial assumptions	
	Discount rate	7.00%
	Rate of Increase in compensation	4.00%
	Withdrawal rates	Age up to 45 years 2.00%
		Age 46 yrs and above 1.00%
	Changes in the present value of obligations	
	PVO at the beginning of period	58,38,360
	Interest Cost	3,31,676
	Current Service Cost	3,17,411
	Benefits Paid	(12,604)
	Acquisition/ Business Combination	-
	Actuarial (gain)/ loss on obligation	(21,20,824)
	Liability at the end of the year recognized and disclosed under the head " Provision for Leave Salary)	43,54,019
	Expenses recognized in the Profit and Loss Account under the Head Personnel Expenses.	
	Current Service Cost	3,17,411
	Interest Cost	3,31,676
	Net Actuarial (Gain)/ Loss recognized for the period	(21,20,824)
	Expenses recognized in the statement of Profit & Loss Account	(14,71,737)

For M.D.DUMASIA & Co.

Chartered Accountants

Dumasia

M D Dumasia

(Proprietor)

Membership 42473

UDIN : 21042473AAAAGO5295

Mumbai, 13th November, 2021.



For MAYFAIR HOUSING



[Signature]

Partner

DISCLOSURE OF ACCOUNTING POLICIES UNDER INCOME COMPUTATION AND DISCLOSURE STANDARDS**ICDS I, ACCOUNTING POLICIES**

The financial statements of the Assessee have been prepared and presented in accordance with the generally accepted accounting principles in India (Indian GAAP) under the historical cost convention on an accrual basis. The Assessee has prepared these financial statements to comply in all material respects with the Income Computation and Disclosure Standards.

The accounting policies adopted in the preparation of financial statements are consistent with those of the previous year.

ICDS II, VALUATION OF INVENTORIES

Inventory is valued at lower of market value or cost of acquisition. All direct expenses in respect of acquisition and clearance of title of such inventory are included in the cost of such inventory. Cost is arrived at on first in First Out (FIFO) basis.

ICDS III, CONSTRUCTION CONTRACTS

The Firm follows percentage completion method of accounting, whereby profits in respect of projects where booking are done but which are not fully completed are recognized on the basis of the progress of construction work completed and allied cost to the total cost and sales realization to the total estimated sales revenue from the project

ICDS IV, REVENUE RECOGNITION

Mostly accrual except in case of uncertainty revenue is recognised only when realised.

Sales are recorded at the time of despatch of goods and are shown net of Goods and Service Tax and packing and freight charges collected.

Cost of Purchase and Accounting of Modvat / Cenvat Credit: Cost of raw-materials are accounted net of Modvat / Cenvat credit taken as per Goods and Service Tax records. Fixed Assets acquired during the year are accounted net of Cenvat credit.

ICDS V, TANGIBLE FIXED ASSETS

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation / amortization and impairment losses.

Losses arising from the retirement of, and gains and losses arising from disposal of fixed assets which are carried at cost are recognized in the Statement of Profit and Loss A/c

Tangible assets not ready for the intended use on the date of Balance Sheet are disclosed as "Capital work-in-progress".

Depreciation on tangible fixed assets: Depreciation on tangible fixed assets, is provided using the Written Down Value Method at the rates prescribed under the Income Tax Act, 1961 or based on the useful lives of the assets as estimated by management, whichever is higher. The Depreciation is calculated on a pro-rata basis from the date of installation till the date the assets are sold or disposed off.



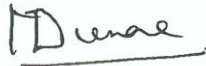
ICDS IX, BORROWING COST

Borrowing cost directly attributed to acquisition or construction of fixed assets are capitalized as part of the cost of asset upto the date of the asset being put to use. Other borrowing cost are charged to profit and Loss Account in the year in which they accrue.

Disclosures in respect of ICDS which are not applicable are not provided.

For M.D.DUMASIA & Co.

Chartered Accountants



M D Dumasia

(Proprietor)

Membership 42473

UDIN : 21042473AAAAG05295

Mumbai, 13th November, 2021.



For MAYFAIR HOUSING



Partner

SCHEDULE : 22

1. NOTES TO ACCOUNTS

1. Accounting Policies :

1.1 Accounting Convention :

The financial statements are prepared under the historical cost convention on accrual basis in accordance with Generally Accepted Accounting Principles in India, the Accounting Standards issued by the Institute of Chartered Accountants of India. The accounting policies followed by the Firm have been consistently followed by the Firm.

1.2 Use of Estimates :

The preparation of financial statements to be in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities on the date of the financial statements and reported amounts of revenues and expenses for the year. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes different from the estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Any revision to accounting estimates is recognized prospectively in the current and future periods.

1.3 Fixed Assets :

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation. Cost includes all incidental expenses related to acquisition and installation, other pre-operation expenses and interest in case of construction.

Depreciation on fixed assets is provided on the written down value method, in accordance with the rates and manner as prescribed under the Indian Income Tax Act, 1961, and the rules made there under.

The carrying amounts of assets are reviewed on the Balance Sheet date to determine whether there is any indication of impairment. If such impairment exists appropriate provisions are made in respect of such impairment.

1.4 Investments :

1. Investments are classified into long term and current investments.

2. Long term investments are carried at cost. Provision for diminution, if any, in the value of each long term investment is made to recognize a decline, other than of temporary nature.

3. Current investments are carried individually at lower of cost and fair value and the resultant decline, if any, is charged to revenue.



1.5 Inventories :

Inventories are valued at lower of cost or net realizable value. Inventory in the nature of Construction Work-in-Progress includes cost of land, premium for development rights, construction costs, direct expenses associated with the construction project and directly attributable to administrative, marketing and financial overheads and allocation of common unidentifiable overheads. Inventory of work in progress also include proportionate profit recognized by the Firm from time to time. The allocation of common unidentifiable overheads is done on the basis of (a) Financial overheads on the basis of funds utilized by each project; (b) Administrative overheads on the basis of value of construction activities undertaken by the project during the year; and (c) Marketing overheads on the basis of value of premises booked by the project during the year.

1.6 Impairment :

The Firm assesses at each Balance Sheet date whether there is any indication that an asset may be impaired based on any internal or external factors. If any such indication exists, the Firm estimates the recoverable amount of the asset. An impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and the value in use. In assessing the value in use, the estimated future cash flows are discounted to their present value at the weighted average cost of capital.

1.7 Revenue Recognition :

1. Income from sale of real estate is recognized on transfer of significant risks and ownership to the buyers (mainly being the handing over of the possession of real estate) and when it is reasonable to expect ultimate collection and there is certainty regarding the amount of consideration (primarily being handing over of possession to customers).

2. Sales are recognized net of discount, GST and cancellations.

3. Suitable provisions for cost to complete are made in cases where revenue is recognized in full.

4. The Firm follows percentage completion method of accounting, whereby profits in respect of projects where bookings are done but which are not fully completed are recognized on the basis of the progress of construction work completed and allied cost to the total cost and sales realization to the total sales revenue from the project.

5. Determination of revenues under the percentage completion method necessarily involves making estimates by the Firm, some of which are of a technical nature such as the extent of work completed for the project; costs to complete the balance work, The total expected revenues from the project and foreseeable losses, if any. Such estimates have been relied upon by the auditors.

6. Interest income is accounted on an accrual basis at contracted rates except where there is uncertainty of ultimate collection.

7. Dividend income is recognized when the right to receive the same is established



1.8 Land and Development Rights :

Advance paid by the Firm towards purchase of land / development rights is recognized as Land Advances under the head Loans and Advances, till such time a proper clear and marketable title is obtained in favour of the Firm, whereupon it is transferred to work-in-progress

The Firm has entered in to agreements with land owners to develop properties on such lands in lieu of which the Firm has agreed to transfer, free of cost, certain percentage of constructed area. The development and transfer of constructed area in exchange of such development rights / land is being recorded on a net basis

1.9 Borrowing Costs :

1. Borrowing costs that are directly attributable to a project are allocated to the respective project.

2. General and un-allocable borrowing costs are recognized as expense in the period in which they are incurred. Common borrowing costs are allocated to projects on the basis of fund utilized by respective projects.

3. Borrowing costs are allocated to projects, only after the project has significantly commenced in its intended manner. Borrowing costs are suspended from capitalization on the project when development work on the project is interrupted for extended / indefinite period.

1.10 Common Overheads :

Common administrative overheads are allocated to a project in the ratio of respective project's direct project cost to total direct cost of all projects. Common selling and marketing overheads are allocated to a project in the ratio of respective project's collections to total collections from all projects.

1.11 Advance Tax & TDS :

.Advance Tax & TDS of the Firm is directly debited to partners account in their respective profit sharing ratio

1.12 Interest and Remuneration :

Interest on Partners Capital and Remuneration to Partners is accounted for in terms of the Partnership Deed and the provision of section 40 (b) of the Income Tax Act, 1961.

2. Receivable and Payable are subject to confirmation. The auditors have verified some confirmations and also carried out substantive test to ascertain the reliability of these balances.

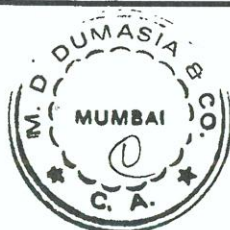
3. Cash on hand and Inventories have been physically verified at the year end, by the management and the auditors have relied on the certificate issued by the management in this respect.

4. Contingent Liabilities and Commitments at the year end are determined by the management and the auditors have relied on the certificate issued by the management in this respect.

5. Provision for Prepaid and outstanding expenses are made only in case where there is material bearing on revenue account.

6. Retirement Benefit Expenses not being significant in nature are accounted for on cash basis.

7. Previous year figures are re-grouped and re-classified wherever necessary.



2. NOTES TO TAX AUDIT REPORT

1.1 The Assessee do not have any branches, but it has various sites where construction activities are being carried out, since they are not permanent in nature and not designated as branches they are not reported accordingly. The site accounts are also maintained at the Head Office.

1.2 Clause 17: The Assessee undertakes re-development projects in which it enters in to agreement with owners / members of existing housing societies / tenants who give bedding rights to Assessee in lieu of new premises given to them for free or at substantial discount. With an objective to pass on the title of new premises to these owners / members of existing housing societies / tenants, Assessee enters in to agreement with them which for the purpose of Stamp Duty is taxed at prevailing market price, even though there is no actual monetary consideration being passed on. Though there is no monetary consideration but there is consideration by way of bedding rights therefore such instances are not reported. However, there are no such instances during the year.

1.3 Clause 21 (d) (A) and (B) The assessee has not paid amounts in contravention section 40A(3) and 40A (3A) read with rule 6DD. In case of Bank payments we are not sure that all payments are through crossed account payees cheques or bank draft only, as the necessary evidences are not in possession of the assessee.

1.4 Clause 31(a) and 31(b) since the Assessee has taken loans from large number of parties and the software does not support such huge data. The aggregate values of all loans taken and repaid are given in the Form 3CD. The party wise details is attached as part of Balance Sheet and Profit and Loss Account given as attachment to Form 3CB / 3 CD.

1.5 Clause 34(a) In case of certain deductees the Assessee has received certificate u/s. 197 for deduction of TDS at lower rates and accordingly TDS is deducted at such lower rates. For the purpose of reporting under this clause, such cases are considered as TDS deducted at prescribed rates.

1.6 Clause 35. In view of diverse site conditions, huge volume of stock and high frequency of turnover the assessee has not maintained detailed quantitative stock records of raw materials and other inputs . The Closing Stock has been arrived at by physical verification conducted by Assessee's management on the year-end and the same is certified by the Assessee.

For M.D.DUMASIA & Co.

Chartered Accountants

M D Dumasia

(Proprietor)

Membership 42473

UDIN : 21042473AAAAGO5295

Mumbai, 13th November, 2021.



For MAYFAIR HOUSING



Partner

Audit report under section 44AB of the Income-tax Act, 1961, in the case of a person referred to in clause (b) of sub-rule (1) of rule 6G

1. **We** have examined the **balance sheet** as on 31st March **2021**, and the **Profit and loss account** for the period beginning from **01-Apr-2020** to ending on **31-Mar-2021** attached herewith, of

Name **Mayfair Housing**

Address **1, Mayfair Meridian, , Ceaser Road, Andheri (West) , , , 19-Maharashtra , 91-India ,
Pincode - 400058**

PAN **AAHFM7843A**

Aadhaar Number of the assessee, if available

2. **We** certify that the balance sheet and the **profit and loss account** are in agreement with the books of account maintained at the head office at **Mumbai** and branches.
3. a. **We** report the following observations/comments/discrepancies/inconsistencies if any:
- b. Subject to above,-
- A. **We** have obtained all the information and explanations which, to the best of **our** knowledge and belief, were necessary for the purposes of the audit.
- B. In **our** opinion, proper books of account have been kept by the head office and branches of the assessee so far as appears from **our** examination of the books.
- C. In **our** opinion and to the best of **our** information and according to the explanations given to **us** the said accounts, read with notes thereon, if any, give a true and fair view:-
- i. In the case of the balance sheet, of the state of the affairs of the assessee as at 31st March **2021**; and
- ii. In the case of the **profit and loss account**, of the **Profit** of the assessee for the year ended on that date.
4. The statement of particulars required to be furnished under section 44AB is annexed herewith in Form No. 3CD.
5. In **our** opinion and to the best of **our** information and according to the explanations given to **us**, the particulars given in the said Form No. 3CD are true and correct, subject to the following observations/qualifications, if any:

Sl. No.	Qualification Type	Observations/Qualifications
		No records added

Accountant Details

Name **Mehernosh Dara Dumasia**

Membership Number **042473**

FRN (Firm Registration Number) **0102790W**

Address

**6A-11, SEVA SAMITY NAGAR, NEAR SHANMUKHANANDA HALL , , , , 19-Maharashtra , 91-India ,
Pincode - 400037**

Date of signing Tax Audit Report

12-Nov-2021

Date

20-Nov-2021

FORM 3CD [See rule 6 G(2)]

Statement of particulars required to be furnished under section 44AB of the Income-tax Act, 1961

PART - A

1. Name of the Assessee **Mayfair Housing**
2. Address of the Assessee **1, Mayfair Meridian, , Ceaser Road, Andheri (West)
 , , , , 19-Maharashtra , 91-India ,
Pincode - 400058**
3. Permanent Account Number (PAN) **AAHFM7843A**

Aadhaar Number of the assessee, if available

4. Whether the assessee is liable to pay indirect tax like excise duty, service tax, sales tax, goods and services tax, customs duty, etc. if yes, please furnish the registration number or GST number or any other identification number allotted for the same? **Yes**

Sl. No.	Type	Registration /Identification Number
1	Goods and Services Tax 19-Maharashtra	27 AAHFM7843A 1ZC

5. Status **Firm**
6. Previous year **01-Apr-2020 to 31-Mar-2021**
7. Assessment year **2021-22**

8. Indicate the relevant clause of section 44AB under which the audit has been conducted

Sl. No.	Relevant clause of section 44AB under which the audit has been conducted
1	Clause 44AB(a)- Total sales/turnover/gross receipts of business exceeding specified limits

No records added

PART - B

- 9.(a). If firm or Association of Persons, indicate names of partners/members and their profit sharing ratios. In case of AOP, whether shares of members are indeterminate or unknown?

Sl. No.	Name	Profit Sharing Ratio (%)
1	Nayan Arvind Shah	89
2	Mayfair Housing Private Limited	10
3	Anuradha Nayan Shah	1

(b). If there is any change in the partners or members or in their profit sharing ratio since the last date of the preceding year, the particulars of such change ?

No

Sl. No.	Date of change	Name of Partner/Member	Type of change	Old profit sharing ratio (%)	New profit Sharing Ratio (%)	Remarks
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No records added

10.(a). Nature of business or profession (if more than one business or profession is carried on during the previous year, nature of every business or profession).

Sl. No.	Sector	Sub Sector	Code
1	REAL ESTATE AND RENTING SERVICES	Developing and sub-dividing real estate into lots	07003
2	REAL ESTATE AND RENTING SERVICES	Other real estate/renting services n.e.c	07005

(b). If there is any change in the nature of business or profession, the particulars of such change ?

No

Sl. No.	Business	Sector	Sub Sector	Code
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No records added

11 (a). Whether books of accounts are prescribed under section 44AA, list of books so prescribed ?

No

Sl. No.	Books prescribed
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(b). List of books of account maintained and the address at which the books of accounts are kept. (In case books of account are maintained in a computer system, mention the books of account generated by such computer system. If the books of accounts are not kept at one location, please furnish the addresses of locations along with the details of books of accounts maintained at each location.)

☐ Same as 11(a) above

Sl. No.	Books maintained	Country	Flat / Door / Building	Road / Street / Block / Sector	Zip Code / Pin Code	Post Office	Area / Locality	District	State
1	Bank book	91-India	1, Mayfair Meridian, Ceaser Road, Andheri (West), Mumbai		400058				19-Maharashtra
2	Cash book	91-India	1, Mayfair Meridian, Ceaser Road, Andheri (West), Mumbai		400058				19-Maharashtra

3	Journal	91-India	1, Mayfair Meridian, Ceaser Road, Andheri (West), Mumbai	400058	19-Maharashtra
4	Ledger	91-India	1, Mayfair Meridian, Ceaser Road, Andheri (West), Mumbai	400058	19-Maharashtra
5	Purchase register	91-India	1, Mayfair Meridian, Ceaser Road, Andheri (West), Mumbai	400058	19-Maharashtra
6	Sales register	91-India	1, Mayfair Meridian, Ceaser Road, Andheri (West), Mumbai	400058	19-Maharashtra

(c). List of books of account and nature of relevant documents examined.

☐ Same as 11(b) above

Sl. No.	Books examined
1	Bank book
2	Cash book
3	Journal
4	Ledger
5	Purchase register
6	Sales register
7	All as above

12. Whether the profit and loss account includes any profits and gains assessable on presumptive basis, if yes, indicate the amount and the relevant section (44AD, 44ADA, 44AE, 44AF, 44B, 44BB, 44BBA, 44BBB, Chapter XII-G, First Schedule or any other relevant section.) ?

No

Sl. No. Section

Amount

No records added

13.(a). Method of accounting employed in the previous year.

Mercantile system

(b). Whether there had been any change in the method of accounting employed vis-a-vis the method employed in the immediately preceding previous year ?

No

(c). If answer to (b) above is in the affirmative, give details of such change , and the effect thereof on the profit or loss ?

Sl. No.	Particulars	Increase in profit	Decrease in profit
		₹ 0	₹ 0

(d). Whether any adjustment is required to be made to the profits or loss for complying with the provisions of income computation and disclosure standards notified under section 145(2) ?

No

(e). If answer to (d) above is in the affirmative, give details of such adjustments:

Sl. No.	ICDS	Increase in profit	Decrease in profit	Net effect
		₹ 0	₹ 0	₹ 0
Total		₹ 0	₹ 0	₹ 0

(f). Disclosure as per ICDS:

Sl. NO.	ICDS	Disclosure
1	ICDS I-Accounting Policies	As per Audited Financial Statements attached
2	ICDS II-Valuation of Inventories	As per Audited Financial Statements attached
3	ICDS III-Construction Contracts	As per Audited Financial Statements attached
4	ICDS IV-Revenue Recognition	As per Audited Financial Statements attached
5	ICDS V-Tangible Fixed Assets	As per Audited Financial Statements attached
6	ICDS VII-Governments Grants	Not Applicable
7	ICDS IX Borrowing Costs	As per Audited Financial Statements attached
8	ICDS X-Provisions, Contingent Liabilities and Contingent Assets	As per Audited Financial Statements attached

14 (a). Method of valuation of closing stock employed in the previous year

Lower of Cost or Marker rate

(b). In case of deviation from the method of valuation prescribed under section 145A, and the effect thereof on the profit or loss, please furnish:

No

Sl. NO.	Particulars	Increase in profit	Decrease in profit
	No records added		

15. Give the following particulars of the capital asset converted into stock-in-trade

Sl. No.	Description of capital asset (a)	Date of acquisition (b)	Cost of acquisition (c)	Amount at which the asset is converted into stock-in trade (d)
---------	-------------------------------------	----------------------------	----------------------------	---

No records added

16. Amounts not credited to the profit and loss account, being, -

(a). The items falling within the scope of section 28;

Sl.No.	Description	Amount
		₹ 0

(b). the proforma credits, drawbacks, refunds of duty of customs or excise or service tax or refunds of sales tax or value added tax or Goods & Services Tax, where such credits, drawbacks or refunds are admitted as due by the authorities concerned;

Sl. No.	Description	Amount
	No records added	

(c). Escalation claims accepted during the previous year;

Sl. No.	Description	Amount
	No records added	

(d). any other item of income;

Sl. No.	Description	Amount
	No records added	

(e). Capital receipt, if any.

Sl. No.	Description	Amount
	No records added	

17. Where any land or building or both is transferred during the previous year for a consideration less than value adopted or assessed or assessable by any authority of a State Government referred to in section 43CA or 50C, please furnish:

Sl. No. of Details of property	Address of Property	Consideration received or accrued	Value adopted or assessed or proviso to assessable sub-	Whether provisions of second or sub-
---	---------------------	---	---	--

Country Flat / Road / Zip Post Area / District State
Door / Street Code Office Locality
Building / Block Pin
/ Code
Sector

section
(1) of
section
43CA or
fourth
proviso to
clause (x)
of sub-
section
(2) of
section 56
applicable
?

₹ 0

₹ 0

18. Particulars of depreciation allowable as per the Income-tax Act, 1961 in respect of each asset or block of assets, as the case may be, in the following form:-

Sl. No.	Description of the Block of Assets/Class of Assets	Rate of Depreciation (%)	Opening WDV / Actual	Adjustment made to the written down value under section 115BAC/115BAD (for assessment year 2021-22 only)	Adjustment made to the written down value of Intangible asset due to excluding value of goodwill of a business or profession	Adjusted written down value(A)	Purchase Value	Adjustments to Purchase Value	Total Value of Purchases (B)	Deductions (C)	Other Adjustments, if Any (D)	Depreciation Allowable (E)	Written Down Value at the end of the year(A+B-C+D-E)
1	Furnitures & Fittings @ 10%	10	₹ 3,99,520	₹ 0	₹ 0	₹ 3,99,520	₹ 0	₹ 0	₹ 0	₹ 0	₹ 0	₹ 39,952	₹ 3,59,568
2	Plant and Machinery @ 15%	15	₹ 42,71,872	₹ 0	₹ 0	₹ 42,71,872	₹ 1,88,353	₹ 0	₹ 1,88,353	₹ 0	₹ 0	₹ 6,54,907	₹ 38,05,318
3	Plant and Machinery @ 40%	40	₹ 6,71,998	₹ 0	₹ 0	₹ 6,71,998	₹ 7,47,443	₹ 0	₹ 7,47,443	₹ 0	₹ 0	₹ 4,46,295	₹ 9,73,146

19. Amount admissible under section-

Sl. No.	Section	Amount debited to profit and loss account	Amounts admissible as per the provisions of the Income-tax Act, 1961 and also fulfils the conditions, if any specified under the relevant provisions of Income-tax Act, 1961 or Income-tax Rules, 1962 or any other guidelines, circular, etc., issued in this behalf.
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No records added

20.(a). Any sum paid to an employee as bonus or commission for services rendered, where such sum was otherwise payable to him as profits or dividend. [Section 36(1)(ii)]

Sl. No.	Description	Amount
No records added		

(b). Details of contributions received from employees for various funds as referred to in section 36(1)(va):

Sl. No.	Nature of fund	Sum received from employees	Due date for payment	The actual amount paid	The actual date of payment to the concerned authorities
1	Provident Fund	₹ 1,60,241	15-May-2020	₹ 1,60,241	15-Apr-2020
2	Provident Fund	₹ 1,22,558	15-Jun-2020	₹ 1,22,558	15-Jun-2020
3	Provident Fund	₹ 1,18,647	15-Jul-2020	₹ 1,18,647	15-Jul-2020
4	Provident Fund	₹ 1,15,791	15-Aug-2020	₹ 1,15,791	13-Aug-2020
5	Provident Fund	₹ 1,30,354	15-Sep-2020	₹ 1,30,354	15-Sep-2020
6	Provident Fund	₹ 1,34,414	15-Oct-2020	₹ 1,34,414	15-Oct-2020
7	Provident Fund	₹ 1,43,852	15-Nov-2020	₹ 1,43,852	14-Nov-2020
8	Provident Fund	₹ 1,48,799	15-Dec-2020	₹ 1,48,799	14-Dec-2020
9	Provident Fund	₹ 1,50,616	15-Jan-2021	₹ 1,50,616	15-Jan-2021
10	Provident Fund	₹ 1,56,881	15-Feb-2021	₹ 1,56,881	15-Feb-2021
11	Provident Fund	₹ 1,58,158	15-Mar-2021	₹ 1,58,158	15-Mar-2021
12	Provident Fund	₹ 1,68,769	15-Apr-2021	₹ 1,68,769	14-Apr-2021
13	Any fund setup under the provisions of ESI Act, 1948	₹ 1,658	15-Mar-2021	₹ 1,658	15-Mar-2021
14	Any fund setup under the provisions of ESI Act, 1948	₹ 1,683	15-Apr-2021	₹ 1,683	15-Apr-2021

21.(a). Please furnish the details of amounts debited to the profit and loss account, Being in the nature of capital, personal, advertisement expenditure etc.

Capital expenditure

Sl. No.	Particulars	Amount
1		₹ 0

Personal expenditure

Sl. No.	Particulars	Amount
1	Donation	₹ 6,84,000

Advertisement expenditure in any souvenir, brochure, tract, pamphlet or the like published by a political party

Sl. No.	Particulars	Amount
	No records added	

Expenditure incurred at clubs being entrance fees and subscriptions

Sl. No.	Particulars	Amount
	No records added	

Expenditure incurred at clubs being cost for club services and facilities used.

Sl. No.	Particulars	Amount
	No records added	

Expenditure by way of penalty or fine for violation of any law for the time being in force

Sl.No.	Particulars	Amount
	No records added	

Expenditure by way of any other penalty or fine not covered above

Sl. No.	Particulars	Amount
	No records added	

Expenditure incurred for any purpose which is an offence or which is prohibited by law

Sl. No.	Particulars	Amount
	No records added	

(b). Amounts inadmissible under section 40(a);

i. as payment to non-resident referred to in sub-clause (i)

A. Details of payment on which tax is not deducted:

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Country	Flat / Door / Building	Road / Street / Block / Sector	Zip Code / Pin Code	Post Office	Area / Locality	District	State
1		₹ 0												

B. Details of payment on which tax has been deducted but has not been paid during the previous year or in the subsequent year before the expiry of time prescribed under section 200(1)

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Country	Flat / Door / Building	Road / Street / Block / Sector	Zip Code / Pin Code	Post Office	Area / Locality	District	State	Amount of tax deducted
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1 ₹ 0 ₹ 0

ii. as payment referred to in sub-clause (ia)

A. Details of payment on which tax is not deducted:

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Country	Flat / Door / Building	Road / Street / Block / Sector	Zip Code / Pin Code	Post Office	Area / Locality	District	State
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1 ₹ 0

B. Details of payment on which tax has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Country	Flat / Door / Building	Road / Street / Block / Sector	Zip Code / Pin Code	Post Office	Area / Locality	District	State	Amount of tax deducted	Amount deposited out of "Amount of tax deducted"
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1 ₹ 0 ₹ 0 ₹ 0

iii. as payment referred to in sub-clause (ib)

A. Details of payment on which levy is not deducted:

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Country	Flat / Door / Building	Road / Street / Block / Sector	Zip Code / Pin Code	Post Office	Area / Locality	District	State
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1 ₹ 0

B. Details of payment on which levy has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Country	Flat / Door / Building	Road / Street / Block / Sector	Zip Code / Pin Code	Post Office	Area / Locality	District	State	Amount of levy deducted	Amount deposited out of "Amount of Levy deducted"
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1 ₹ 0 ₹ 0 ₹ 0

iv. Fringe benefit tax under sub-clause (ic)

₹ 0

v. Wealth tax under sub-clause (iia) ₹ 0

vi. Royalty, license fee, service fee etc. under sub-clause (iib) ₹ 0

vii. Salary payable outside India/to a non resident without TDS etc. under sub-clause (iii)

Sl. No.	Date of payment	Amount of payment	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Country	Flat / Door / Building	Road / Street / Block / Sector	Zip Code / Pin Code	Post Office	Area / Locality	District	State
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1 ₹ 0

viii. Payment to PF /other fund etc. under sub-clause (iv) ₹ 0

ix. Tax paid by employer for perquisites under sub-clause (v) ₹ 0

(c). Amounts debited to profit and loss account being, interest, salary, bonus, commission or remuneration inadmissible under section 40(b)/40(ba) and computation thereof;

Sl. No.	Particulars	Section	Amount debited to P/L A/C	Amount admissible	Amount inadmissible	Remarks
1	Interest	40(b)	₹ 5,67,38,000	₹ 5,67,38,000	₹ 0	56738000 (Interest debited in P & L A/c) less 56738000 (Interest allowable u/s 40b)
2	Remuneration	40(b)	₹ 1,20,000	₹ 1,20,000	₹ 0	120000 (Remuneration debited in P & L A/c) less 120000 (Remuneration allowable u/s 40b)

(d). Disallowance/deemed income under section 40A(3):

A. On the basis of the examination of books of account and other relevant documents/evidence, whether the expenditure covered under section 40A(3) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. Please furnish the details ? Yes

Sl. No.	Date of Payment	Nature of Payment	Amount	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available
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No records added

B. On the basis of the examination of books of account and other relevant documents/evidence, whether payment referred to in section 40A(3A) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. please furnish the details of amount deemed to be the profits and gains of business or profession under section 40A(3A) ? Yes

Sl. No.	Date of Payment	Nature of Payment	Amount	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available
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No records added

(e). Provision for payment of gratuity not allowable under section 40A(7); ₹ 0

(f). Any sum paid by the assessee as an employer not allowable under section 40A(9);

₹ 0

(g). Particulars of any liability of a contingent nature;

Sl. No.	Nature of Liability	Amount
1		₹ 0

(h). Amount of deduction inadmissible in terms of section 14A in respect of the expenditure incurred in relation to income which does not form part of the total income;

Sl. No.	Particulars	Amount
	No records added	

(i). Amount inadmissible under the proviso to section 36(1)(iii).

₹ 0

22. Amount of interest inadmissible under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.

₹ 0

23. Particulars of any payments made to persons specified under section 40A(2)(b).

Sl. No.	Name of Related Person	PAN of Related Person	Aadhaar Number of the related person, if available	Relation	Nature of Transaction	Payment Made
1	Nayan Arvind Shah	AAGPS4217B		Partner	Partner's Remmuneration	₹ 84,000
2	Anuradha Nayan Shah	AAQPS0001F		Partner	Partner's Remmuneration	₹ 36,000
3	Nayan Arvind Shsh	AAGPS4217B		Partner	Interest on Partner's capital @ 12%	₹ 4,47,00,000
4	Anuradha Nayan Shah	AAQPS0001F		Partner	Interest on Partner's capital @ 12%	₹ 19,75,000
5	Mayfair Housing Private Limited	AAACM5158N		Partner	Interest on Partner's capital @ 12%	₹ 1,00,63,000

24. Amounts deemed to be profits and gains under section 32AC or 32AD or 33AB or 33AC or 33ABA.

Sl. No.	Section	Description	Amount
		No records added	

25. Any Amount of profit chargeable to tax under section 41 and computation thereof.

Sl. No.	Name of person	Amount of income	Section	Description of Transaction	Computation if any
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No records added

26.i. In respect of any sum referred to in clause (a),(b),(c),(d),(e),(f) or (g) of section 43B, the liability for which:-

A. pre-existed on the first day of the previous year but was not allowed in the assessment of any preceding previous year and was

a. paid during the previous year;

Sl. No.	Section	Nature of liability	Amount
1	Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to any Employee welfare fund:	₹ 12,604
2	Sec 43B(f)- leave encashment	Leave Salary	₹ 14,71,737

b. not paid during the previous year;

Sl. No.	Section	Nature of liability	Amount
1	Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to any Employee welfare fund:	₹ 2,056

B. was incurred in the previous year and was

a. paid on or before the due date for furnishing the return of income of the previous year under section 139(1);

Sl. No.	Section	Nature of liability	Amount
1	Sec 43B(a)- tax,duty,cess,fee etc	GST	₹ 16,98,886
2	Sec 43B(a)- tax,duty,cess,fee etc	Taxes and duties: TDS Payable	₹ 21,01,805
3	Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to PF	₹ 3,48,043
4	Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to ESI	₹ 17,757
5	Sec 43B(d)- interest from public financial institution etc	Interest to public financial institutions:	₹ 3,72,206

b. not paid on or before the aforesaid date.

Sl. No.	Section	Nature of liability	Amount
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State whether sales tax, goods & services Tax, customs duty, excise duty or any other indirect tax, levy, cess, impost etc. is passed through the profit and loss account ?

No

27.a. Amount of Central Value Added Tax Credits/ Input Tax Credit(ITC) availed of or utilised during the previous year and its treatment in profit and loss account and treatment of outstanding Central Value Added Tax Credits/Input Tax Credit(ITC) in accounts.

Yes

CENVAT / ITC	Amount	Treatment in Profit & Loss/Accounts
Opening Balance	₹ 52,84,861	ASSET
Credit Availed	₹ 12,07,515	Reduction in Expense
Credit Utilized	₹ 37,09,662	GST Liability reduced
Closing /Outstanding Balance	₹ 27,82,714	Asset

b. Particulars of income or expenditure of prior period credited or debited to the profit and loss account.

Sl. No.	Type	Particulars	Amount	Prior period to which it relates (Year in yyyy-yy format)
No records added				

28. Whether during the previous year the assessee has received any property, being share of a company not being a company in which the public are substantially interested, without consideration or for inadequate consideration as referred to in section 56(2)(viiia) ?

Please furnish the details of the same

Sl. No.	Name of the person from which shares received	PAN of the person, if available	Aadhaar Number of the payee, if available	Name of the company whose shares are received	CIN of the company	No. of Shares Received	Amount of consideration paid	Fair Market value of the shares
No records added								

29. Whether during the previous year the assessee received any consideration for issue of shares which exceeds the fair market value of the shares as referred to in section 56(2)(viib) ?

Please furnish the details of the same

Sl. No.	Name of the person from whom consideration received for issue of shares	PAN of the person, if available	Aadhaar Number of the payee, if available	No. of shares issued	Amount of consideration received	Fair Market value of the shares
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No records added

A.a. Whether any amount is to be included as income chargeable under the head 'income from other sources' as referred to in clause (ix) of sub-section (2) of section 56 ? No

b. Please furnish the following details:

Sl. No.	Nature of income	Amount
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No records added

B.a. Whether any amount is to be included as income chargeable under the head 'income from other sources' as referred to in clause (x) of sub-section (2) of section 56 ? No

b. Please furnish the following details:

Sl. No.	Nature of income	Amount
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No records added

30. Details of any amount borrowed on hundi or any amount due thereon (including interest on the amount borrowed) repaid, otherwise than through an account payee cheque. [Section 69D] No

Sl. No.	Name of the person from whom amount borrowed or repaid on hundi	PAN of the person, if available	Aadhaar Number of the person, if available	Country	Flat / Door / Building	Road / Street / Block / Sector	Zip Code / Pin Code	Post Office	Area / Locality	District	State	Amount borrowed	Date of borrowing	Amount due including interest	Amount repaid	Date of Repayment
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1												₹ 0		₹ 0	₹ 0	
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A.a. Whether Primary adjustment to transfer price, as referred to in sub-section (1) of section 92CE, has been made during the previous year ? No

b. Please furnish the following details:

Sl. No.	Under which clause of sub-section (1) of section 92CE primary adjustment is made ?	Amount of primary adjustment	Whether the excess money available with the associated enterprise is required to be repatriated to India as per the provisions of sub-section (2) of section 92CE ?	Whether the excess money has been repatriated within the prescribed time ?	The amount of imputed interest income on such excess money which has not been repatriated within the prescribed time	Expected date of repatriation of money
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No records added

B.a. Whether the assessee has incurred expenditure during the previous year by way of interest or of similar nature exceeding one crore rupees as referred to in sub-section (1) of section 94B ?

No

b. Please furnish the following details

Sl. No.	Amount of expenditure by way of interest or of similar nature incurred (i)	Earnings before interest, tax, depreciation and amortization (EBITDA) during the previous year (ii)	Amount of expenditure by way of interest or of similar nature as per (i) above which exceeds 30% of EBITDA as per (ii) above. (iii)	Details of interest expenditure brought forward as per sub-section (4) of section 94B. (iv)	Assessment Year	Amount	Details of interest expenditure carried forward as per sub-section (4) of section 94B. (v)	Assessment Year	Amount
1	₹ 0	₹ 0	₹ 0			₹ 0			₹ 0

C.a. Whether the assessee has entered into an impermissible avoidance arrangement, as referred to in section 96, during the previous year. (This clause is kept in abeyance till 31st March, 2022) ?

No

b. Please furnish the following details

Sl. No.	Nature of the impermissible avoidance arrangement	Amount of tax benefit in the previous year arising, in aggregate, to all the parties to the arrangement
	No records added	

31.a. Particulars of each loan or deposit in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year :-

Sl. No.	Name of the lender or depositor	Address of the lender or depositor	Permanent Account Number (if available with the assessee) of the lender or depositor	Aadhaar Number of the lender or depositor, if available	Amount of loan or deposit taken or accepted	Whether the loan/deposit was squared up during the previous year ?	Maximum amount outstanding in the account at any time during the previous year	Whether the loan or deposit was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account ?	In case the loan or deposit was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.
1	Ashok Commercial Enterprises	126, Free Press House, 215, Nariman Point, Mumbai 400 021	AAAF9227F		₹ 9,15,00,000	No	₹ 9,15,00,000	Yes-RTGS	

2	Daulatram Nagpal	307,Dharamraj Gully, M J Market, Mumbai 400 002	AACPN2240D	₹ 5,00,000	No	₹ 5,00,000	Yes-Cheque	Account payee cheque
3	Madhu Vishal Gadodia	2,Shriji Kripa,6th Road, Prabhat Colony, (Near Reliance Energy) Santacruz, Mumbai 400055	AFLPC7453H	₹ 15,00,000	Yes	₹ 15,00,000	Yes-Cheque	Account payee cheque
4	Pervez Nadir Dumasia	701, Garden Court, 7th Floor, Lallubhai Park Road, Andheri West, Mumbai 400 058	AEAPD5551M	₹ 1,00,00,000	No	₹ 1,00,00,000	Yes-RTGS	
5	Prabha Kiran Rathod	1504/B,Deepak Jyoti Tower, Parel Tank Road, Mumbai 400 033	AAAPR9888D	₹ 5,00,000	Yes	₹ 5,00,000	Yes-Cheque	Account payee cheque
6	Sejpal Capital & Finance Pvt Ltd	4 Big Three Building, 2nd Floor 88, Anandilal Poddar Marg, Mumbai 400002	AAACS5815Q	₹ 2,00,00,000	No	₹ 2,00,00,000	Yes-RTGS	
7	Vishal Constructions	2nd Floor, Citi Mall, New Link Road, Andheri (w), Mumbai 400053	AAEFV3541R	₹ 6,00,00,000	Yes	₹ 6,00,00,000	Yes-RTGS	
8	Yukta Nishant Jain	1504/B, Deepak Jyoti Tower, Parel Tank Road, Mumbai 400 033	AMIPR8212M	₹ 5,00,000	Yes	₹ 5,00,000	Yes-Cheque	Account payee cheque

b. Particulars of each specified sum in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year:-

Sl. No.	Name of the person from whom specified sum is received	Address of the person from whom specified sum is received	Permanent Account Number (if available with the assessee) of the person from whom specified sum is received	Aadhaar Number of the person from whom specified sum is received, if available	Amount of specified sum taken or accepted	Whether the specified sum was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account ?	In case the specified sum was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.
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No records added

Note: Particulars at (a) and (b) need not be given in the case of a Government company, a banking company or a corporation established by a Central, State or Provincial Act.

- b.(a). Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, during the previous year, where such receipt is otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Nature of transaction	Amount of receipt	Date of receipt
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₹ 0

- b.(b). Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, received by a cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year:-

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Amount of receipt
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No records added

- b.(c). Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion to a person, otherwise than by a cheque or bank draft, or use of electronic clearing system through a bank account during the previous year

Sl. No.	Name of the payee	Address of the payee	Permanent Account Number (if available with the assessee) of the payee	Aadhaar Number of the payee, if available	Nature of transaction	Amount of payment	Date of payment
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₹ 0

- b.(d). Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion to a person, made by a cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year

Sl. No.	Name of the payee	Address of the payee	Permanent Account Number (if available with the assessee) of the payee	Aadhaar Number of the payee, if available	Amount of payment
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No records added

Note: Particulars at (ba), (bb), (bc) and (bd) need not be given in the case of receipt by or payment to a Government company, a banking Company, a post office savings bank, a cooperative bank or in the case of transactions referred to in section 269SS or in the case of persons referred to in Notification No. S.O. 2065(E) dated 3rd July, 2017

c. Particulars of each repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T made during the previous year:-

Sl. No.	Name of the payee	Address of the payee	Permanent Account Number (if available with the assessee) of the payee	Aadhaar Number of the payee, if available	Amount of repayment	Maximum amount outstanding in the account at any time during the previous year	Whether the repayment was made by cheque or bank draft or use of electronic clearing system through a bank account ?	In case the repayment was made by cheque or bank draft, whether the same was repaid by an account payee cheque or an account payee bank draft.
1	G R Exports	203/204 Krishna Market, 65,Vithal Waadi, Kalbadevi, Mumbai 400002	AAAPC5071B		₹ 9,00,000	₹ 9,00,000	Yes-Cheque	Account payee cheque
2	Madhu Vishal Gadodia	2,Shriji Kripa,6th Road, Prabhat Colony, (Near Reliance Energy) Santacruz E, Mumbai 400055	AFLPC7453H		₹ 15,00,000	₹ 1,50,000	Yes-Cheque	Account payee cheque
3	Nagpal & Company	12, Ramnam Masion Cinema Lane, Behind Metro Cinema, Mumbai 400 020.	AADFN3778K		₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account payee cheque
4	Pervez Nadir Dumasia	701, Garden Court, 7th Floor, Lallubhai Park Road, Andheri West, Mumbai 400 058	AEAPD5551M		₹ 50,00,000	₹ 50,00,000	Yes-Cheque	Account payee cheque
5	Pinal Ashwanikumar Desai	601, Garden Court, 6th Floor, Lallu Bhai Park Road, Andheri (W) , Mumbai 400058	ALCPD7138B		₹ 10,00,000	₹ 10,00,000	Yes-Cheque	Account payee cheque
6	Prabha Kiran Rathod	1504/B,Deepak Jyoti Tower, Parel Tank Road, Mumbai 400033	AAAPR9888D		₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account payee cheque
7	Purnima Ramanlal Shah	1/A, Gulmohar Juhu Lane C D Barfiwala Marg Andheri (W) Mumbai 400 058	BBWPS0512D		₹ 10,00,000	₹ 10,00,000	Yes-Cheque	Account payee cheque

8	Ramanlal Vallabhadas Shah	1303, Palmgrove Society, Juhu Lane, Mumbai 400058	BBYPS6422C	₹ 10,00,000	₹ 10,00,000	Yes-Cheque	Account payee cheque
9	Vishal Constructions	2nd Floor, Citi Mall, New Link Road, Andheri (w), Mumbai 400053	AAEFV3541R	₹ 6,00,00,000	₹ 6,00,00,000	Yes-RTGS	
10	Yukta Nishant Jain	1504/B, Deepak Jyoti Tower, Parel Tank Road, Mumbai 400 033	AMIPR8212M	₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account payee cheque

d. Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year:-

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Amount of repayment of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year
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No records added

e. Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year:-

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Amount of repayment of loan or deposit or any specified advance received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year
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No records added

Note: Particulars at (c), (d) and (e) need not be given in the case of a repayment of any loan or deposit or specified advance taken or accepted from Government, Government company, banking company or a corporation established by a Central, State or Provincial Act

32.a. Details of brought forward loss or depreciation allowance, in the following manner, to the extent available

Sl. No.	Assessment Year	Nature of loss/allowance	Amount as returned (if the assessed depreciation is less and no appeal pending)	All losses/allowances not allowed under section 115BAA / 115BAC / 115BAD	Amount as adjusted by withdrawal of additional depreciation on account of opting for taxation under	Amount as assessed (give reference to relevant order)	Remarks
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8	Ramanlal Vallabhadas Shah	1303, Palmgrove Society, Juhu Lane, Mumbai 400058	BBYPS6422C	₹ 10,00,000	₹ 10,00,000	Yes-Cheque	Account payee cheque
9	Vishal Constructions	2nd Floor, Citi Mall, New Link Road, Andheri (w), Mumbai 400053	AAEFV3541R	₹ 6,00,00,000	₹ 6,00,00,000	Yes-RTGS	
10	Yukta Nishant Jain	1504/B, Deepak Jyoti Tower, Parel Tank Road, Mumbai 400 033	AMIPR8212M	₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account payee cheque

d. Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year:-

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Amount of repayment of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year
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No records added

e. Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year:-

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Amount of repayment of loan or deposit or any specified advance received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year
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No records added

Note: Particulars at (c), (d) and (e) need not be given in the case of a repayment of any loan or deposit or specified advance taken or accepted from Government, Government company, banking company or a corporation established by a Central, State or Provincial Act

32.a. Details of brought forward loss or depreciation allowance, in the following manner, to the extent available

Sl. No.	Assessment Year	Nature of loss/allowance	Amount as returned (if the assessed depreciation is less and no appeal pending)	All losses/allowances not allowed under section 115BAA / 115BAC / 115BAD	Amount as adjusted by withdrawal of additional depreciation on account of opting for taxation under	Amount as assessed (give reference to relevant order)	Remarks
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then take
assessed)

section
115BAC/115BAD (To
be filled in for
assessment year
2021-22 only)

Amount Order
U/s &
Date

No records added

b. Whether a change in share holding of the company has taken place in the previous year due to which the losses incurred prior to the previous year cannot be allowed to be carried forward in terms of section 79 ?

c. Whether the assessee has incurred any speculation loss referred to in section 73 during the previous year ?

No

Please furnish the details of the same.

₹ 0

d. Whether the assessee has incurred any loss referred to in section 73A in respect of any specified business during the previous year ?

No

Please furnish the details of the same.

₹ 0

e. In case of a company, please state that whether the company is deemed to be carrying on a speculation business as referred in explanation to section 73.

Please furnish the details of the same.

₹ 0

33. Section-wise details of deductions, if any admissible under Chapter VIA or Chapter III (Section 10A, Section 10AA).

Yes

Sl. No.	Section under which deduction is claimed	Amounts admissible as per the provision of the Income-tax Act, 1961 and fulfils the conditions, if any, specified under the relevant provisions of Income-tax Act, 1961 or Income-tax Rules, 1962 or any other guidelines, circular, etc, issued in this behalf.
1	80G	₹ 3,42,000

34.(a). Whether the assessee is required to deduct or collect tax as per the provisions of Chapter XVII-B or Chapter XVII-BB, please furnish ?

Yes

Sl. No.	Tax deduction and collection Account Number (TAN)	Section (2)	Nature of payment (3)	Total amount of payment or receipt of the nature specified in column (3) or (4)	Total amount on which tax was required to be deducted or collected out of (4) (5)	Total amount on which tax was deducted or collected at specified rate out of (5) (6)	Amount of tax deducted or collected out of (6) (7)	Total amount on which tax was deducted or collected at less than specified rate out of (7) (8)	Amount of tax deducted or collected on (8) (9)	Amount of tax deducted or collected not deposited to the credit of the Central Government out of (6) and (8) (10)
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1	MUMM02612B 194A	Interest other than Interest on securities	₹ 3,26,23,593	₹ 3,26,23,593	₹ 3,26,23,593	₹ 24,47,778	₹ 0	₹ 0	₹ 0
2	MUMM02612B 194-I	Plant / Machinery rent	₹ 29,04,323	₹ 29,04,323	₹ 29,04,323	₹ 43,794	₹ 0	₹ 0	₹ 0
3	MUMM02612B 194C	Payments to contractors	₹ 5,69,29,307	₹ 5,69,29,307	₹ 5,69,29,307	₹ 5,36,788	₹ 0	₹ 0	₹ 0
4	MUMM02612B 194H	Commission or brokerage	₹ 2,00,20,606	₹ 2,00,20,606	₹ 2,00,20,606	₹ 7,51,052	₹ 0	₹ 0	₹ 0
5	MUMM02612B 194J	Fees for professional or technical services	₹ 1,22,82,585	₹ 1,22,82,585	₹ 1,22,82,585	₹ 9,01,767	₹ 0	₹ 0	₹ 0
6	MUMM02612B 192	Salary	₹ 5,54,36,651	₹ 2,29,62,701	₹ 2,29,62,701	₹ 38,36,138	₹ 0	₹ 0	₹ 0

(b). Whether the assessee is required to furnish the statement of tax deducted or tax collected ?

Yes

Please furnish the details:

Sl. No.	Tax deduction and collection Account Number (TAN)	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the statement of tax deducted or collected contains information about all details/ transactions which are required to be reported	Please furnish list of details/transactions which are not reported.
1	MUMM02612B	24Q	31-Mar-2021	30-Jan-2021	Yes	
2	MUMM02612B	24Q	15-Jul-2021	15-Jul-2021	Yes	
3	MUMM02612B	26Q	15-Jan-2021	31-Jul-2020	Yes	
4	MUMM02612B	26Q	31-Mar-2021	30-Oct-2020	Yes	
5	MUMM02612B	26Q	15-May-2021	28-Jan-2021	Yes	
6	MUMM02612B	26Q	15-Jul-2021	28-Jun-2021	Yes	

(c). Whether the assessee is liable to pay interest under section 201(1A) or section 206C(7) ?

Yes

Please furnish:

Sl. No.	Tax deduction and collection Account Number (TAN)	Amount of interest under section 201(1A)/206C(7) is payable (2)	Amount paid out of column (2) along with date of payment. (3)
			Amount Date of payment
1	MUMM02612B	₹ 472	₹ 472 01-Aug-2020

2	MUMM02612B	₹ 2,409	₹ 2,409 23-Oct-2020
3	MUMM02612B	₹ 36,276	₹ 36,276 21-Jan-2021
4	MUMM02612B	₹ 2,370	₹ 2,370 04-Mar-2021
5	MUMM02612B	₹ 18,225	₹ 18,225 13-Jul-2021
6	MUMM02612B	₹ 9,736	₹ 9,736 23-Jul-2021

35.(a). In the case of a trading concern, give quantitative details of principal items of goods traded;

Sl. No.	Item Name	Unit Name	Opening stock	Purchases during the pervious year	Sales during the pervious year	Closing stock	Shortage/excess, if any
1			0	0	0	0	0

(b). In the case of manufacturing concern, give quantitative details of the principal items of raw materials, finished products and by-products.

A. Raw materials:

Sl. No.	Item Name	Unit Name	Opening stock	Purchases during the pervious year	Consumption during the pervious year	Sales during the pervious year	Closing stock	Yield of finished products	Percentage of yield	Shortage/excess, if any
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No records added

B. Finished products :

Sl. No.	Item Name	Unit Name	Opening stock	Purchases during the pervious year	Quantity manufactured during the pervious year	Sales during the pervious year	Closing stock	Shortage/excess, if any
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No records added

C. By-products

Sl. No.	Item Name	Unit Name	Opening stock	Purchases during the pervious year	Consumption during the pervious year	Sales during the pervious year	Closing stock	Shortage/excess, if any
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No records added

36.(a). Whether the assessee has received any amount in the nature of dividend as referred to in sub-clause (e) of clause (22) of section 2 ?

Please furnish the following details:-

Sl. No.

Amount received

Date of receipt

₹ 0

37. Whether any cost audit was carried out ?

Give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the cost auditor.

38. Whether any audit was conducted under the Central Excise Act, 1944 ?

Give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor.

39. Whether any audit was conducted under section 72A of the Finance Act, 1994 in relation to valuation of taxable services as may be reported/identified by the auditor. ?

give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor.

40. Details regarding turnover, gross profit, etc., for the previous year and preceding previous year:

Sl. No.	Particulars	Previous Year	%	Preceding previous Year	%
(a)	Total turnover of the assessee	226567596		28737500	
(b)	Gross profit / Turnover	115864941	226567596 51.14	3491840	28737500 12.15
(c)	Net profit / Turnover	149080744	226567596 65.8	19201601	28737500 66.82
(d)	Stock-in-Trade / Turnover	32902899	226567596 14.52	812200319	28737500 2826.27
(e)	Material consumed / Finished goods produced				

41. Please furnish the details of demand raised or refund issued during the previous year under any tax laws other than Income-tax Act, 1961 and Wealth-tax Act, 1957 alongwith details of relevant proceedings.

Sl. No.	Financial year to which demand/refund relates to	Name of other Tax law	Type (Demand raised/Refund received)	Date of demand raised/refund received	Amount	Remarks
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No records added

42.a. Whether the assessee is required to furnish statement in Form No. 61 or Form No. 61A or Form No. 61B ?

No

b. Please furnish

Sl. No.	Income tax Department Reporting Entity Identification Number	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the Form contains information about all details/furnished transactions which are required to be reported ?	Please furnish list of the details/transactions which are not reported.
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43 a. Whether the assessee or its parent entity or alternate reporting entity is liable to furnish the report as referred to in sub-section (2) of section 286 ?

No

b Please furnish the following details:

Date of furnishing of report

c.Please enter expected date of furnishing the report

44. Break-up of total expenditure of entities registered or not registered under the GST: (This Clause is kept in abeyance till 31st March, 2022)

Sl. No.	Total amount of Expenditure incurred during the year	Expenditure in respect of entities registered under GST				Expenditure relating to entities not registered under GST
		Relating to goods or services exempt from GST	Relating to entities falling under composition scheme	Relating to other registered entities	Total payment to registered entities	
	₹ 0	₹ 0	₹ 0	₹ 0	₹ 0	₹ 0

Accountant Details

Accountant Details

Name **Mehernosh Dara Dumasia**

Membership Number **042473**

FRN (Firm Registration Number) **0102790W**

Address **6A-11, SEVA SAMITY NAGAR, NEAR SHANMUKHANANDA HALL, , , , 19-Maharashtra, 91-India, Pincode - 400037**

Date **20-Nov-2021**

THE VISHWA KUTIS CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WOM/HSG/(TC)4874 of 20-99)
892, SHANKAR SHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

Additions Details (From Point No.18)

Description of the Block of Assets/Class of Assets	Sl. No.	Date of Purchase	Date put to Use	Purchase Value (1)	Adjustments on Account of			Total Value of Purchases (B) (1+2+3+4)
					CENVAT (2)	Change in Rate of Exchange (3)	subsidy or grant or reimbursement, by whatever name called (4)	
Furnitures & Fittings @ 10%								
Furnitures & Fittings @ 10%								
Furnitures & Fittings @ 10%								

No records added

Description of the Block of Assets/Class of Assets	Sl. No.	Date of Purchase	Date put to Use	Purchase Value (1)	Adjustments on Account of			Total Value of Purchases (B) (1+2+3+4)
					CENVAT (2)	Change in Rate of Exchange (3)	subsidy or grant or reimbursement, by whatever name called (4)	
Plant and Machinery @ 15%								
Plant and Machinery @ 15%	1	31-Mar-2021	31-Mar-2021	₹ 70,996	₹ 0	₹ 0	₹ 0	₹ 70,996
Plant and Machinery @ 15%	2	01-Mar-2021	01-Mar-2021	₹ 1,17,357	₹ 0	₹ 0	₹ 0	₹ 1,17,357

Description of the Block of Assets/Class of Assets	Sl. No.	Date of Purchase	Date put to Use	Purchase Value (1)	Adjustments on Account of			Total Value of Purchases (B) (1+2+3+4)
					CENVAT (2)	Change in Rate of Exchange (3)	subsidy or grant or reimbursement, by whatever name called (4)	
Plant and Machinery @ 40%								
Plant and Machinery @ 40%	1	25-Jul-2020	25-Jul-2020	₹ 1,40,034	₹ 0	₹ 0	₹ 0	₹ 1,40,034
Plant and Machinery @ 40%	2	14-Dec-2020	14-Dec-2020	₹ 6,07,409	₹ 0	₹ 0	₹ 0	₹ 6,07,409

Deductions Details (From Point No.18)

Description of the Block of Assets/Class of Assets	Sl. No.	Date of Sale	Amount	Whether deletions are out of purchases put to use for less than 180 days
Furnitures & Fittings @ 10%				
Furnitures & Fittings @ 10%				
Furnitures & Fittings @ 10%				

No records added


Description of the Block of Assets/Class of Assets	Sl. No.	Date of Sale	Amount	Whether deletions are out of purchases put to use for less than 180 days
Plant and Machinery @ 15%				
Plant and Machinery @ 15%				
Plant and Machinery @ 15%				

No records added

Description of the Block of Assets/Class of Assets	Sl. No.	Date of Sale	Amount	Whether deletions are out of purchases put to use for less than 180 days
Plant and Machinery @ 40%				
Plant and Machinery @ 40%				
Plant and Machinery @ 40%				

No records added

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. DOM/WOM/HSG/TC)4874 of 89-90)
802, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT			
[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			Assessment Year 2022-23
PAN	AAHFM7843A		
Name	MAYFAIR HOUSING		
Address	1, Mayfair Meridian, , Ceaser Road, Andheri (West) , Ceaser Road, Andheri (West) , Mumbai , Mumbai , Mumbai , Mumbai , 19-Maharashtra , 91-India , 400058		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	587824311300922
Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		27,19,05,540
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	29,28,68,352
	Net tax payable	4	9,19,17,519
	Interest and Fee Payable	5	68,55,614
	Total tax, interest and Fee payable	6	9,87,73,133
	Taxes Paid	7	9,87,94,820
Accreted Income & Tax Detail	(+) Tax Payable /(-) Refundable (6-7)	8	(-) 21,690
	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable /(-) Refundable (12-13)	14	0
	This return has been digitally signed by NAYAN ARVIND SHAH in the capacity of Partner having PAN AAGPS4217B from IP address 103.143.8.106 on 30-Sep-2022		
DSC Sl. No. & Issuer 2964100 & 51871676CN=Capricorn CA 2014,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN			
System Generated			
Barcode/QR Code			
AAHFM7843A0558782431130092277C41DD51CF86A960930A3440016E1D9C878E451			

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WGN/HSG/TC/487/29/30)
892, SHANKAR SHANEKAR MARG,
DADAR (WEST), MUMBAI-400028.

Mayfair Housing

Annual Report

2021-22



Regd Office :

1, Mayfair Meridian,
Ceaser Road, Off. S. V. Road,
Amboli, Near St. Blaise Church
Andheri (West), Mumbai-400 058.

Tel: 6723 2300 / 301 / 302

Fax: 6723 2358

Web Site : <http://www.mayfairhousing.com>

E-Mail : info@mayfairhousing.com

MAYFAIR HOUSING**BALANCE SHEET AS AT 31ST MARCH, 2022**

LIABILITIES	Schedule	AMOUNT (Rs.)	AMOUNT (Rs.)
		31-03-2022	31-03-2021
Partner's Capital	'1'	82,70,83,536	31,88,19,343
Loans from Institutions	'2'	16,15,54,680	26,01,93,933
Loans from Others	'3'	23,46,86,599	18,21,01,599
Sub-Total of Loans		39,62,41,279	44,22,95,532
TOTAL		1,22,33,24,815	76,11,14,875
ASSETS			
Fixed Assets	'4'	3,10,86,945	51,38,031
Investments	'5'	65,09,92,110	21,58,83,117
Current Assets, Loans & Advances			
Inventories	'6'	2,95,50,18,836	1,27,83,84,025
Advance against Property Development Contracts	'7'	12,43,480	12,43,480
Sundry Debtors	'8'	67,29,595	4,28,66,872
Loans & Advances	'9'	1,90,40,983	40,38,162
Cash on Hand	'10'	10,42,691	2,55,140
Bank Balances	'11'	4,47,93,792	5,67,90,011
		3,02,78,69,378	1,38,35,77,690
LESS : Current Liabilities			
Security Deposits	'12'	4,28,440	9,98,282
Sundry Creditors	'13'	20,20,81,752	15,40,14,037
Advance from Customers	'14'	2,28,41,13,425	68,84,71,645
		2,48,66,23,617	84,34,83,964
Net Current Assets		54,12,45,760	54,00,93,727
TOTAL		1,22,33,24,815	76,11,14,875
NOTES TO ACCOUNTS	'22'		

The schedules referred to above form an integral part of the Balance Sheet.

As per our audit report of even date.

For M. D. DUMASIA & Co.

Chartered Accountants

M D Dumasia

M. D. Dumasia

(Proprietor)

Membership No. 42473

UDIN: 22042473ASRRJE6341

Mumbai, September 17, 2022



For MAYFAIR HOUSING

Nayan A Shah

Nayan A Shah

(Partner)

Amradha N. Shah

Amradha N. Shah

(Partner)

MAYFAIR HOUSING**PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2022**

PARTICULARS	Schedule	AMOUNT (Rs.)	AMOUNT (Rs.)
		31-03-2022	31-03-2021
INCOME			
Operating Income	'15'	33,96,72,680	22,65,67,596
Other Income	'16'	4,06,87,976	8,06,33,934
TOTAL INCOME		38,03,60,656	30,72,01,530
EXPENSES			
Cost of Sales	'17'	1,41,16,689	11,07,02,656
Employee Benefit Expenses	'18'	54,84,421	1,10,70,677
Administrative Expenses	'19'	1,91,51,492	46,60,776
Selling and Marketing Expenses	'20'	3,51,668	7,70,181
Finance Cost	'21'	4,01,28,616	2,96,55,343
Depreciation	'4'	47,55,023	11,41,154
TOTAL EXPENSES		8,39,87,909	15,80,00,787
PROFIT BEFORE TAX AND PARTNER REMUNERATION		29,63,72,747	14,92,00,743
Remuneration To Partners		1,20,000	1,20,000
Interest on Partner's Capital included in Finance Cost Above	5,49,00,000		
Income Tax & TDS		4,09,94,820	3,98,79,516
Excess Provision of I.T A.Y 21-22 W/Back		(10,00,000)	-
Net Profit Trfed To Partner's Capital A/C		25,62,57,927	10,92,01,227
NOTES TO ACCOUNTS	'22'		

The schedules referred to above form an integral part of the Profit & Loss Account.

As per our audit report of even date.

For M.D.DUMASIA & Co.

Chartered Accountants

Dumasia

M D Dumasia

(Proprietor)

Membership No. 42473

UDIN: 22042473ASRRJE6341

Mumbai, September 17, 2022



For MAYFAIR HOUSING

Nayan A Shah

Nayan A Shah

(Partner)

Anuradha N. Shah

Anuradha N. Shah

(Partner)

SCHEDULE: 1

PARTNERS CAPITAL ACCOUNT:

NAME OF PARTNER	OPENING BALANCE	ADDITION / (WITHDRAWAL) NET	INTEREST ON CAPITAL	REMUNERATION	PROFIT/ (LOSS)	CLOSING BALANCE
Nayan A. Shah (89%)	23,97,96,969	(11,38,92,517)	2,25,00,000	84,000	22,80,69,555	37,65,58,007
Mayfair Housing Private Limited (10%)	4,89,13,231	30,73,95,102	3,24,00,000	-	2,56,25,793	41,43,34,126
Anuradha Shah (1%)	3,01,09,143	34,83,682	-	36,000	25,62,579	3,61,91,404
TOTAL	31,88,19,343	19,69,86,267	5,49,00,000	1,20,000	25,62,57,927	82,70,83,536

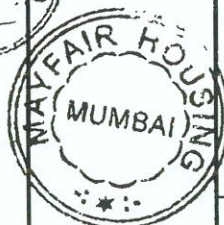


SCHEDULE TO BALANCE SHEET AND PROFIT & LOSS ACCOUNT

SCHEDULE : 2		AMOUNT (Rs.)	AMOUNT (Rs.)
SECURED LOANS FROM INSTITUTIONS			
Construction Finance			
ICICI BANK A/c No.001155000055 (ECLGS)		-	5,23,00,000
ICICI RTL A/C 0000006289		-	2,22,72,682
ICICI RTL A/C 0000006290		-	3,74,72,247
KMIL- CRF5191 (20.00 Crores)		2,10,32,165	8,01,46,227
KMIL-CRE00000604 (3.11 Crores)		2,76,23,064	3,11,00,000
CNH Industrial Capital (India) Private Limited A/c 55784		13,68,947	-
HDFC Bank Loan A/c No. 85411037 (Weigh Bridge)		12,36,683	-
HDFC Bank Loan A/c No. 85445180 (Schwing Stetter Concrete Pump)		18,85,491	-
HDFC Bank Loan A/c No. 85445199 (Schwing Stetter CP18 Batching Plant)		24,15,550	-
Vehicle Loan			
Axis Bank Car Loan A/C No. AUR000406650508 (Kia Carnival)		33,59,384	-
Daimler Financial Services India Pvt Ltd Car Loan A/C No. 10147072 (Mercedes Benz GLS 400D)		93,82,133	-
Bank Overdraft			
ICICI Bank A/c No.777705555925 OD A/c (SAS)		9,32,51,263	3,69,02,778
		16,15,54,680	26,01,93,933

SCHEDULE : 3		AMOUNT (Rs.)	AMOUNT (Rs.)
LOANS FROM OTHERS			
General Loans		23,46,86,599	18,21,01,599
		23,46,86,599	18,21,01,599

SCHEDULE : 5		AMOUNT (Rs.)	AMOUNT (Rs.)
INVESTMENTS			
Long Term in Wholly owned Subsidiaries			
Shares of Mayfair Meridian Developers Pvt Ltd.		1,00,000	1,00,000
Shares Of Mayfair Urban Developers Pvt. Ltd.		1,00,00,000	1,00,00,000
Shares Of New Era Dwellers & Constructions Pvt Ltd		16,86,90,000	16,86,90,000
New Era Dwellers & Constructions Pvt Ltd		44,00,00,000	-
Shares of Magnate Builders Pvt Ltd		1,00,000	1,00,000
Shares of Mak Estates & Properties Pvt Ltd		1,00,000	1,00,000
Shares of Mangrove Constructions Pvt Ltd		1,00,000	1,00,000
Shares of Manohar Properties Pvt Ltd		1,00,000	1,00,000
Shares of Marc Properties Constructions Pvt Ltd		1,00,000	1,00,000
Shares of Matador Housing Pvt Ltd		1,00,000	1,00,000
Shares of Matrubhoomi Developers Pvt Ltd		1,00,000	1,00,000
Shares of Melody Land Developers P Ltd		1,00,000	1,00,000
Shares of Mercury Constructions Pvt Ltd		1,00,000	1,00,000
Shares of Myluck Housing Pvt Ltd		1,00,000	1,00,000
		61,97,90,000	17,97,90,000



INVESTMENTS			
Long Term in Residential Flats			
Amrut Tara, Yari Road, Andheri Flat No. D-4		11,82,550	11,82,550
Bakul, Lallubhai Park, Andheri		-	16,31,669
Harish Kunj Flat No. 8		1,10,87,600	1,10,87,600
Kings Acre, Santacruz		-	14,01,440
Mamta Apt, Andheri (West)		18,97,775	18,97,775
Resi Flat - G-001 Marve Queen		1,92,000	1,92,000
Resi Flat - 104 Marve Queen		1,99,046	1,99,046
Resi Flat - 105 Marve Queen		1,83,816	1,83,816
Resi Flat - 108 Marve Queen		1,99,046	1,99,046
Resi Flat - 208 Marve Queen		1,99,046	1,99,046
Resi Flat -204 Marve Queen		1,99,046	1,99,046
Res Flat Luv Apt, Sea Hill CHSL		95,98,200	95,98,200
Orion, Lallubhai Park		24,47,225	24,47,225
Sai Shakti Flat 33		-	15,29,850
Shilpa, Santacruz		22,79,160	22,79,160
Vanshree Borivali Flat A-II-47		13,77,600	13,77,600
		3,10,42,110	3,56,05,069
Long Term in other Properties			
Plot at Vishakapatnam		-	3,28,048
		-	3,28,048
in Commercial Premises			
Symphony CHS Ltd			
Basement 2		40,000	40,000
Basement 3		40,000	40,000
Basement 4		40,000	40,000
Basement 5		40,000	40,000
		1,60,000	1,60,000
		65,09,92,110	21,58,83,117



SCHEDULE : 4**FIXED ASSETS**

PARTICULARS	RATE (%)	OPENING BALANCE	ADD / DED APR 2021 - SEP 2021	ADD / DED OCT 2021 - MAR 2022	DEPRECIATION	CLOSING BALANCE
Air Conditioner	15	66,042	-		9,906	56,136
Computer	40	9,73,146	16,84,644	7,00,119	12,03,140	21,54,770
Furniture	10	3,59,568	-	-	35,957	3,23,611
Motor Car	15	30,84,555	-	1,70,54,338	17,41,759	1,83,97,134
Office Equipment	15	5,45,582	5,07,589	3,15,630	1,81,648	11,87,152
Plant & Machinery	15	1,09,139	1,04,41,616	-	15,82,613	89,68,142
TOTAL		51,38,031	1,26,33,849	1,80,70,087	47,55,023	3,10,86,945



SCHEDULE : 6		AMOUNT (Rs.)	AMOUNT (Rs.)
INVENTORIES			
Work In- progress			
Mayfair Tower (Godrej Secondary School Project)		2,15,49,67,414	1,02,55,24,189
Mayfair Virar Gardens - Phase 2 (Bldg Nos 23, 24 & 25)		41,98,97,427	5,90,69,659
Mayfair Virar Gardens - Phase 2A (Bldg Nos 26, 27, 23A, 17, 18 & 19)		13,26,22,917	4,65,78,974
Mayfair Virar Gardens - Phase 3 (Bldg Nos 28 to 33)		9,40,23,421	4,81,86,039
Mayfair Virar Gardens - Phase 4 (Bldg Nos 34 to 42)		11,47,68,351	5,02,35,668
Mayfair Virar Gardens - CFC - 1		30,66,500	-
Land at Bolinj, Virar (Narayan Dadu Mhatre)		14,04,318	14,04,318
Land at Village Bolinj and Naringi Virar (SOZ)		23,48,377	13,48,377
	A	2,92,30,98,725	1,23,23,47,225
Finished Goods			
Mayfair Virar Gardens		1,87,86,211	3,29,02,899
Mayfair Hill Crest (PH HDH Hill side)		1,31,33,900	1,31,33,900
	B	3,19,20,111	4,60,36,800
	A+B	2,95,50,18,836	1,27,83,84,025

SCHEDULE : 7		AMOUNT (Rs.)	AMOUNT (Rs.)
ADVANCE AGAINST PROPERTY DEVELOPMENT CONTRACTS		12,43,480	12,43,480
		12,43,480	12,43,480

SCHEDULE : 8		AMOUNT (Rs.)	AMOUNT (Rs.)
SUNDRY DEBTORS			
Mayfair Hill Crest (PH HDH Hill side)			
Sale of Premises		-	1,32,31,250
Mayfair Virar Garden			
Sale of Premises		28,09,716	2,23,17,831
Common Maintenance		38,60,459	-
Others		59,420	73,17,791
		67,29,595	4,28,66,872



SCHEDULE : 9		AMOUNT (Rs.)	AMOUNT (Rs.)
LOANS & ADVANCES			
TDS A.Y. - 2022-23 - Carry Forward		67,06,437	-
Rent Deposit - Vasant Kusha Patil		30,000	-
Water Deposit		25,000	-
Deposit to Raghukul Society		1,00,000	1,00,000
Staff Loan		3,80,900	4,36,900
Staff IOU		2,97,816	3,13,150
GST Credit Available		1,05,00,830	29,20,287
Aditya Nayan Shah		-	1,75,485
Vaishali Bhukte		3,00,000	-
Dwijen Jagdsh Bhatt		7,00,000	-
Income Accrued but not received		-	92,341
		1,90,40,983	40,38,162

SCHEDULE : 10		AMOUNT (Rs.)	AMOUNT (Rs.)
CASH ON HAND			
Cash at Head Office		9,856	9,682
Petty Cash		10,32,835	2,45,458
		10,42,691	2,55,140



SCHEDULE : 11		AMOUNT (Rs.)	AMOUNT (Rs.)
BANK BALANCES			
Allahabad Bank A/c 50124540273		6,46,716	6,46,716
Bank of Baroda A/c No 647 (VB - CA-4319)		25,66,478	40,30,709
HDFC00600350080345 (Escrow)		33,713	32,713
Kotak Mahindra Bank Ltd. A/c CA 06542000001382		45,041	29,10,290
ICICI Bank Ltd-001105022291		59,69,542	47,47,557
ICICI Bank A/c No. 777705555921 Rera A/c (SAS)		-	3,19,263
ICICI Bank A/c No. 777705555922 Rera Retention A/c (SAS)		-	73,54,679
ICICI Bank A/c No. 777705555930 (MVG Rera Designated A/c)		9,78,933	-
ICICI Bank A/c No. 777705555931 (MVG Retention A/c)		-	46
ICICI Bank A/c No. 777705555932 (MVG Escrow A/c)		-	20
ICICI Bank A/c No. 777705555934 (MVG Cluster V- Phase II)		1,91,98,165	5,00,000
ICICI Bank A/c No. 777705555944 (Mvg Cluster V- Phase II A)		1,00,000	-
ICICI Bank Ltd - 001105024700		-	42,55,500
FIXED DEPOSIT WITH BANK			
FD BOB - 76000300004506 (Old VB 501702751002472)		69,666	65,736
FD BOB - 76000300004507 (Old VB 501702751002473)		69,653	65,723
FD BOB - 76000300003996 (Old VB 501703311000083)		65,945	62,224
FD BOB - 76000300004468 (Old VB 501703311006534)		53,54,659	50,56,982
FD BOB - 76000300004156 (Old VB 501703311008359)		43,54,753	41,47,525
FD BOB - 76000300001842 (Old VB 501701064000084)		11,40,938	10,90,017
FD KMBL 0313504455		15,64,427	80,35,419
FD ICICI -001113093346		-	15,11,645
FD ICICI -001113095761		-	24,64,393
FD-ICICI-001113086799		-	43,47,664
FD-ICICI-001113089354		-	27,48,080
FD-ICICI-001113101425		-	13,62,501
FD-ICICI-001113106013		10,85,433	10,34,609
FD ICICI 001113126768		10,33,288	-
FD ICICI 001113126882		5,16,442	-
		4,47,93,792	5,67,90,011

SCHEDULE : 12		AMOUNT (Rs.)	AMOUNT (Rs.)
DEPOSITS (CREDIT)			
Rent Deposits		4,28,440	9,98,282
		4,28,440	9,98,282



SCHEDULE : 13		AMOUNT (Rs.)	AMOUNT (Rs.)
SUNDRY CREDITORS			
For Retention Money		1,21,69,945	40,58,153
For Expenses		83,28,108	71,44,138
For Contractor		2,48,83,521	30,25,297
For Others		9,13,51,825	10,91,21,612
For Material		4,49,03,817	1,48,01,536
For Transport		24,600	52,000
For Professional		2,80,004	5,50,493
For Brokerage		5,06,648	-
For Employee Benefits			
- Provision for Gratuity		1,37,22,851	1,09,06,790
- Provision for Leave Encashment		59,10,434	43,54,019
		20,20,81,752	15,40,14,037

SCHEDULE : 14		AMOUNT (Rs.)	AMOUNT (Rs.)
ADVANCE FROM CUSTOMERS			
Mayfair Tower (Sara Powai)			
Premises Cost		1,90,29,44,536	68,78,25,645
MAYFAIR VIRAR GARDENS			
Premises Cost		20,83,650	6,46,000
MAYFAIR VIRAR GARDENS - PHASE II			
Premises Cost		37,90,85,239	-
		2,28,41,13,425	68,84,71,645

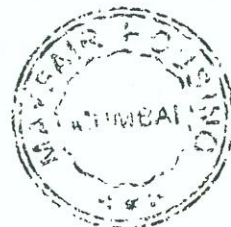
SCHEDULE : 15		AMOUNT (Rs.)	AMOUNT (Rs.)
OPERATING INCOME			
Sale of Shops		2,33,17,800	9,83,67,370
Sale of TDR		56,54,880	11,17,00,226
Proportionate Profit recognised for projects under development		31,07,00,000	1,65,00,000
		33,96,72,680	22,65,67,596

SCHEDULE : 16		AMOUNT (Rs.)	AMOUNT (Rs.)
OTHER INCOME			
Profit on Sale of Investment -flats		3,56,21,105	7,25,46,665
Interest Received		8,22,827	23,92,583
Rent Received		26,27,794	51,13,242
Misc. Income		16,16,250	5,81,444
		4,06,87,976	8,06,33,934



SCHEDULE : 17		AMOUNT (Rs.)	AMOUNT (Rs.)
COST OF SALES			
Opening Inventory (WIP)		1,23,23,47,225	72,82,14,347
Add: Direct Cost / Overheads incurred during the year			
Land Cost		7,95,51,600	2,28,47,330
Material Purchase		44,51,12,993	14,92,01,105
Labour Charges		34,79,85,575	6,23,96,219
Statutory Fees & Taxes		18,09,46,234	7,16,44,701
Transport and Freight Charges		86,38,829	3,31,658
Security Charges		23,94,615	19,66,977
Employee Cost (Direct & allocated to projects)		5,98,07,920	3,84,71,684
Maintenance and Repairs (Direct and allocated to projects)		11,15,194	16,02,236
Administrative Overheads (Direct and allocated to projects)		7,16,16,041	2,96,10,972
Selling and Mkting Overheads (Direct and allocated to projects)		7,35,99,205	3,84,24,682
Finance Cost (Direct and allocated to projects) including interest paid on partners capital @ 12 % pa Rs 5.49 Crores P.Y.- Rs 5.67 Crores.		10,92,83,293	13,76,48,159
Profit on project completion method added to inventory		31,07,00,000	1,65,00,000
		1,69,07,51,499	57,06,45,722
Less: Closing Inventory (WIP)		(2,92,30,98,725)	(1,23,23,47,225)
Cost of Sales - WIP		0	6,65,12,844
Cost of Sales - FG		1,41,16,689	4,41,89,812
Total Cost of Sales		1,41,16,689	11,07,02,656

SCHEDULE : 18		AMOUNT (Rs.)	AMOUNT (Rs.)
EMPLOYEE BENEFIT EXPENSES			
Salaries and Wages		45,27,257	90,12,252
Contribution to Provident and other funds		2,64,173	18,69,404
Staff welfare expense		6,92,991	1,89,021
		54,84,421	1,10,70,677



SCHEDULE : 19		AMOUNT (Rs.)	AMOUNT (Rs.)
ADMINISTRATIVE EXPENSES			
Repair & Maintenance- Others		51,26,662	7,87,654
Repair & Maintenance- Flat		5,81,863	8,78,372
Property Tax Rented Flats		52,454	91,723
Computer Maintenance		21,05,084	1,70,519
Fees & Taxes		1,03,509	8,36,872
Professional Fees		20,75,120	1,17,355
Legal fees		1,56,645	76,000
Security Charges		4,09,386	26,736
Conveyance Expenses		39,708	17,988
Discount & Write offs		4,636	1,59,378
Electricity Expenses		37,100	44,430
Insurance Charges		19,15,671	11,012
Membership & Subscription		4,75,090	74,950
Books & Periodicals		48,941	27,239
Internet Charges		13,52,441	37,563
Motor Car Expenses		8,83,597	28,970
Postage & Courier Expenses		24,216	46,746
Printing & Stationery		8,59,665	12,919
GST- Expenses		2,21,777	4,76,455
Telephone Expenses		7,47,927	7,845
Tender Expenses		-	10,000
Travelling Expenses		-	36,050
Donations Under 80G / 35AC		19,30,000	6,84,000
		1,91,51,492	46,60,776

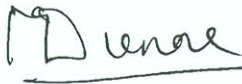
SCHEDULE : 20		AMOUNT (Rs.)	-
MARKETING EXPENSES			
Marketing Expenses		3,51,668	24,652
Exhibition Expenses		-	7,45,529
		3,51,668	7,70,181



SCHEDULE : 21		AMOUNT (Rs.)	AMOUNT (Rs.)
FINANCIAL EXPENSES.			
Bank Charges & Commission		3,93,492	1,81,888
Interest paid on OD A/C		-	3,65,554
Interest paid on Vehicle Loan		2,68,266	-
Interest paid to HDFC Bank		3,15,844	-
Interest paid to CNH Industrial Private Limited A/c 55784		1,39,040	-
Interest paid to ICICI Bank		3,56,591	94,74,376
Interest paid on General Loans		2,33,59,882	1,36,74,744
Interest paid on partners Capital u/ sec 40(b)		5,49,00,000	4,67,38,000
Interest paid to KMIL- CRF		93,64,569	84,45,131
Interest paid on VAT & TDS		30,932	75,650
Less: Allocated to Projects		(4,90,00,000)	(4,93,00,000)
		4,01,28,616	2,96,55,343

For M.D.DUMASIA & Co.

Chartered Accountants



M D Dumasia
(Proprietor)

Membership No. 42473

UDIN: 22042473ASRRJE6341

Mumbai, September 17, 2022



For MAYFAIR HOUSING



Nayan A Shah
(Partner)



Anuradha N. Shah
(Partner)

SCHEDULE : 22

1. NOTES TO ACCOUNTS

1. Accounting Policies :

1.1 Accounting Convention :

The financial statements are prepared under the historical cost convention on accrual basis in accordance with Generally Accepted Accounting Principles in India, the Accounting Standards issued by the Institute of Chartered Accountants of India. The accounting policies followed by the Firm have been consistently followed by the Firm.

1.2 Use of Estimates :

The preparation of financial statements to be in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities on the date of the financial statements and reported amounts of revenues and expenses for the year. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes different from the estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Any revision to accounting estimates is recognized prospectively in the current and future periods.

1.3 Fixed Assets :

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation. Cost includes all incidental expenses related to acquisition and installation, other pre-operation expenses and interest in case of construction.

Depreciation on fixed assets is provided on the written down value method, in accordance with the rates and manner as prescribed under the Indian Income Tax Act, 1961, and the rules made there under.

The carrying amounts of assets are reviewed on the Balance Sheet date to determine whether there is any indication of impairment. If such impairment exists appropriate provisions are made in respect of such impairment.

1.4 Investments :

1. Investments are classified into long term and current investments.

2. Long term investments are carried at cost. Provision for diminution, if any, in the value of each long term investment is made to recognize a decline, other than of temporary nature.

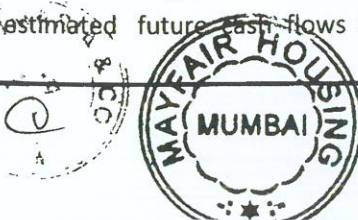
3. Current investments are carried individually at lower of cost and fair value and the resultant decline, if any, is charged to revenue.

1.5 Inventories :

Inventories are valued at lower of cost or net realizable value. Inventory in the nature of Construction Work-in-Progress includes cost of land, premium for development rights, construction costs, direct expenses associated with the construction project and directly attributable to administrative, marketing and financial overheads and allocation of common unidentifiable overheads. Inventory of work in progress also include proportionate profit recognized by the Firm from time to time. The allocation of common unidentifiable overheads is done on the basis of (a) Financial overheads on the basis of funds utilized by each project; (b) Administrative overheads on the basis of value of construction activities undertaken by the project during the year; and (c) Marketing overheads on the basis of value of premises booked by the project during the year.

1.6 Impairment :

The Firm assesses at each Balance Sheet date whether there is any indication that an asset may be impaired based on any internal or external factors. If any such indication exists, the Firm estimates the recoverable amount of the asset. An impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and the value in use. In assessing the value in use, the estimated future cash flows are discounted to their present value at the weighted average cost of capital.



1.7 Revenue Recognition :

1. Income from sale of real estate is recognized on transfer of significant risks and ownership to the buyers (mainly being the handing over of the possession of real estate) and when it is reasonable to expect ultimate collection and there is certainty regarding the amount of consideration (primarily being handing over of possession to customers).
2. Sales are recognized net of discount, GST and cancellations.
3. Suitable provisions for cost to complete are made in cases where revenue is recognized in full.
4. The Firm follows percentage completion method of accounting, whereby profits in respect of projects where bookings are done but which are not fully completed are recognized on the basis of the progress of construction work completed and allied cost to the total cost and sales realization to the total sales revenue from the project.
5. Determination of revenues under the percentage completion method necessarily involves making estimates by the Firm, some of which are of a technical nature such as the extent of work completed for the project; costs to complete the balance work, The total expected revenues from the project and foreseeable losses, if any. Such estimates have been relied upon by the auditors.
6. Interest income is accounted on an accrual basis at contracted rates except where there is uncertainty of ultimate collection.
7. Dividend income is recognized when the right to receive the same is established.

1.8 Land and Development Rights :

Advance paid by the Firm towards purchase of land / development rights is recognized as Land Advances under the head Loans and Advances, till such time a proper clear and marketable title is obtained in favour of the Firm, whereupon it is transferred to work-in-progress.

The Firm has entered in to agreements with land owners to develop properties on such lands in lieu of which the Firm has agreed to transfer, free of cost, certain percentage of constructed area. The development and transfer of constructed area in exchange of such development rights / land is being recorded on a net basis.

1.9 Borrowing Costs :

1. Borrowing costs that are directly attributable to a project are allocated to the respective project.
2. General and un-allocable borrowing costs are recognized as expense in the period in which they are incurred. Common borrowing costs are allocated to projects on the basis of fund utilized by respective projects.
3. Borrowing costs are allocated to projects, only after the project has significantly commenced in its intended manner. Borrowing costs are suspended from capitalization on the project when development work on the project is interrupted for extended / indefinite period.

1.10 Common Overheads :

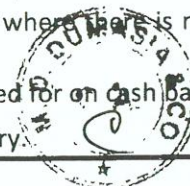
Common administrative overheads are allocated to a project in the ratio of respective project's direct project cost to total direct cost of all projects. Common selling and marketing overheads are allocated to a project in the ratio of respective project's collections to total collections from all projects.

1.11 Advance Tax & TDS :

Advance Tax & TDS of the Firm is directly debited to partners account in their respective profit sharing ratio.

1.12 Interest and Remuneration :

1. Interest on Partners Capital and Remuneration to Partners is accounted for in terms of the Partnership Deed and the provision of section 40 (b) of the Income Tax Act, 1961.
2. Receivable and Payable are subject to confirmation. The auditors have verified some confirmations and also carried out substantive test to ascertain the reliability of these balances.
3. Cash on hand and Inventories have been physically verified at the year end, by the management and the auditors have relied on the certificate issued by the management in this respect.
4. Contingent Liabilities and Commitments at the year end are determined by the management and the auditors have relied on the certificate issued by the management in this respect.
5. Provision for Prepaid and outstanding expenses are made only in case where there is material bearing on revenue account.
6. Retirement Benefit Expenses not being significant in nature are accounted for on cash basis.
7. Previous year figures are re-grouped and re-classified wherever necessary.



2. NOTES TO TAX AUDIT REPORT

1.1 The Assessee do not have any branches, but it has various sites where construction activities are being carried out, since they are not permanent in nature and not designated as branches they are not reported accordingly. The site accounts are also maintained at the Head Office.

1.2 Clause 17: The Assessee undertakes re-development projects in which it enters in to agreement with owners / members of existing housing societies / tenants who give bedding rights to Assessee in lieu of new premises given to them for free or at substantial discount. With an objective to pass on the title of new premises to these owners / members of existing housing societies / tenants, Assessee enters in to agreement with them which for the purpose of Stamp Duty is taxed at prevailing market price, even though there is no actual monetary consideration being passed on. Though there is no monetary consideration but there is consideration by way of bedding rights therefore such instances are not reported. However, there are no such instances during the year.

1.3 Clause 21 (d) (A) and (B) The assessee has not paid amounts in contravention section 40A(3) and 40A (3A) read with rule 6DD. In case of Bank payments we are not sure that all payments are through crossed account payees cheques or bank draft only, as the necessary evidences are not in possession of the assessee.

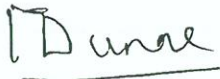
1.4 Clause 31(a) and 31(b) since the Assessee has taken loans from large number of parties and the software does not support such huge data. The aggregate values of all loans taken and repaid are given in the Form 3CD. The party wise details is attached as part of Balance Sheet and Profit and Loss Account given as attachment to Form 3CB /3CD.

1.5 Clause 34(a) In case of certain deductees the Assessee has received certificate u/s. 197 for deduction of TDS at lower rates and accordingly TDS is deducted at such lower rates. For the purpose of reporting under this clause, such cases are considered as TDS deducted at prescribed rates.

1.6 Clause 35. In view of diverse site conditions, huge volume of stock and high frequency of turnover the assessee has not maintained detailed quantitative stock records of raw materials and other inputs. The Closing Stock has been arrived at by physical verification conducted by Assessee's management on the year-end and the same is certified by the Assessee.

For M.D.DUMASIA & Co.

Chartered Accountants



M D Dumasia
(Proprietor)



Membership No. 42473

UDIN: 22042473ASRRJE6341

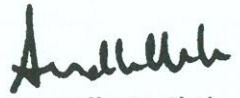
Mumbai, September 17, 2022



For MAYFAIR HOUSING



Nayan A Shah
(Partner)



Anuradha N. Shah
(Partner)

DISCLOSURE OF ACCOUNTING POLICIES UNDER INCOME COMPUTATION AND DISCLOSURE STANDARDS

ICDS I, ACCOUNTING POLICIES

The financial statements of the Assessee have been prepared and presented in accordance with the generally accepted accounting principles in India (Indian GAAP) under the historical cost convention on an accrual basis. The Assessee has prepared these financial statements to comply in all material respects with the Income Computation and Disclosure Standards.

The accounting policies adopted in the preparation of financial statements are consistent with those of previous year.

ICDS II, VALUATION OF INVENTORIES

Inventory is valued at lower of market value or cost of acquisition. All direct expenses in respect of acquisition and clearance of title of such inventory are included in the cost of such inventory. Cost is arrived at on first in First Out (FIFO) basis.

ICDS III, CONSTRUCTION CONTRACTS

The Firm follows percentage completion method of accounting, whereby profits in respect of projects where booking are done but which are not fully completed are recognized on the basis of the progress of construction work completed and allied cost to the total cost and sales realization to the total estimated sales revenue from the project

ICDS IV, REVENUE RECOGNITION

Mostly accrual except in case of uncertainty revenue is recognised only when realised.

Sales are recorded at the time of dispatch of goods and are shown net of excise duty, sales tax and packing and freight charges collected.

Cost of Purchase and Accounting of Modvat / Cenvat Credit: Cost of raw-materials are accounted net of Modvat / Cenvat credit taken as per excise records. Fixed Assets acquired during the year are accounted net of Cenvat credit.

ICDS V, TANGIBLE FIXED ASSETS

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation / amortization and impairment losses.

Losses arising from the retirement of, and gains and losses arising from disposal of fixed assets which are carried at cost are recognized in the Statement of profit and Loss.

Tangible assets not ready for the intended use on the date of Balance Sheet are disclosed as Capital work-in-progress.

Depreciation on tangible fixed assets: Depreciation on tangible fixed assets, is provided using the Written-down value method at the rates prescribed under the Income Tax Act, 1961 or based on the useful lives of the assets as estimated by management, whichever is higher. The Depreciation is calculated on a pro-rata basis from the date of installation till the date the assets are sold or disposed off.

ICDS IX, BORROWING COST

Borrowing cost directly attributed to acquisition or construction of fixed assets are capitalized as part of the cost of asset upto the date of the asset being put to use. Other borrowing cost are charged to profit and Loss Account in the year in which they accrue.

Disclosures in respect of ICDS which are not applicable are not provided.

For M.D.DUMASIA & Co.

Chartered Accountants

M D Dumasia
(Proprietor)



Membership No. 42473

UDIN: 22042473ASRRJE6341

Mumbai, September 17, 2022



For MAYFAIR HOUSING

Nayan A Shah
(Partner)

Anuradha N. Shah
(Partner)

MAYFAIR HOUSING

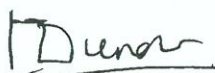
Disclosure regarding Employee benefits.			
The Company has classified the various benefits,			
Defined Contribution Plans		31/03/2022	31/03/2021
1.0	Provident Fund – Employer Contribution	2,64,173	18,69,404
State Defined Contributions Plan			
1.1	Employer’s contribution to Employees’ State Insurance.	92,339	14,416
1.0	Defined Benefits Plan.		
Gratuity and Leave encashment benefits are defined benefit plans for which, provision has been made in the accounts based on actuarial valuation as on 31.03.2022. This is in accordance with Accounting Standard No. 15 issued by the Institute of Chartered Accountants of India.			
1.1	The Gratuity benefit plan is wholly unfunded. Hence, there are no planned assets attributable to the obligation.		
		Current Year	Previous Year
Mortality		IALM(2012-14) Ult	IALM(2012-14) Ult
Principal actuarial assumptions			
Discount rate		0	7.00%
Rate of Increase in compensation		0	4.00%
Withdrawal rates	Age up to 45 years	0	2.00%
	Age 46 yrs and above	0	1.00%
Changes in the Present Value of Obligations (PVO)			
PVO at the beginning of period		1,09,06,790	99,11,375
Interest Cost		7,79,392	6,74,976
Current Service Cost		9,90,717	9,20,056
Benefits Paid		(11,54,067)	(51,923)
Acquition/ Business Combination			-
Actuarial (gain)/ loss on obligation		22,00,019	(5,47,694)
Liability at the end of the year recognized and disclosed under the head “ Provision for Gratuity)		1,37,22,851	1,09,06,790
Expenses recognized in the Profit and Loss Account under the Head			
Current Service Cost		9,90,717	9,20,056
Interest Cost		7,79,392	6,74,976
Net Actuarial (Gain)/ Loss recognized for the period		22,00,019	(5,47,694)
Expenses recognized in the statement of Profit & Loss Account		39,70,128	10,47,338



1.2	The Leave encashment benefit plan is wholly unfunded. Hence, there are no planned assets attributable to the obligation.		
		Current Year	Previous Year
	Mortality	IALM(2012-14) Ult	IALM(2012-14) Ult
	Principal actuarial assumptions		
	Discount rate	0	7.00%
	Rate of Increase in compensation	0	4.00%
	Withdrawal rates		
	Age up to 45 years	0	2.00%
	Age 46 yrs and above	0	1.00%
	Changes in the present value of obligations		
	PVO at the beginning of period	43,54,019	58,38,360
	Interest Cost	2,68,864	3,31,676
	Current Service Cost	2,86,769	3,17,411
	Benefits Paid	(9,45,531)	(12,604)
	Acquisition/ Business Combination		-
	Actuarial (gain)/ loss on obligation	19,46,313	(21,20,824)
	Liability at the end of the year recognized and disclosed under the head "Provision for Leave Salary)	59,10,434	43,54,019
	Expenses recognized in the Profit and Loss Account under the Head Personnel Expenses.		
	Current Service Cost	2,86,769	3,17,411
	Interest Cost	2,68,864	3,31,676
	Net Actuarial (Gain)/ Loss recognized for the period	19,46,313	(21,20,824)
	Expenses recognized in the statement of Profit & Loss Account	25,01,946	(14,71,737)

For M.D.DUMASIA & Co.

Chartered Accountants



M D Dumasia

(Proprietor)

Membership No. 42473

UDIN: 22042473ASRRJE6341

Mumbai, September 17, 2022



For MAYFAIR HOUSING



Nayan A Shah

(Partner)



Anuradha N. Shah

(Partner)

		AMOUNT (Rs.)	AMOUNT (Rs.)
SALES / GROSS REVENUE			
Sales - Hillcreast			
A Wing		-	1,57,50,000
B Wing		-	1,50,00,000
Sales - Virar Gardens			
Building 15		-	27,00,000
Building 2		21,65,000	81,15,000
Building 3		75,50,000	65,24,300
Building 4		-	1,43,00,350
Building 10		18,90,600	44,01,540
Building 11		-	35,08,180
Building 12		21,02,000	1,66,30,500
Building 13		96,10,200	1,14,37,500
Total		2,33,17,800	9,83,67,370

		AMOUNT (Rs.)	AMOUNT (Rs.)
PROPORTIONATE PROFIT RECOGNISED UNDER PROJECT COMPLETION METHOD			
Mayfair Sara Powai		28,80,00,000	1,65,00,000
Mayfair Sara Virar- Bldg No. 23		2,27,00,000	-
Total		31,07,00,000	1,65,00,000

		AMOUNT (Rs.)	AMOUNT (Rs.)
Rent Received		26,27,794	51,13,242
Total		26,27,794	51,13,242

		AMOUNT (Rs.)	AMOUNT (Rs.)
<u>Interest income</u>			
Interest on Others			
Interest on Income Tax Refund		-	3,26,113
Interest on FDR		8,22,827	20,66,470
Total		8,22,827	23,92,583

		AMOUNT (Rs.)	AMOUNT (Rs.)
<u>Profit on sale of Investment</u>			
Flat No. B-1 in Shalimar CHS Ltd		-	1,42,20,260
Flat No. B-65 in Roop Darshan - Sapta Tarang CHS Ltd.		-	1,30,42,650
Basement No.6 of Symphony Spring		-	44,60,000
Flat No. A-4 in Subodhguru CHS Ltd.		-	1,65,37,885
Flat No. G-37 in Punjab CHS Ltd.		-	2,04,30,970
Flat No. 404 Shaligram CHS Ltd.		-	38,54,900
Vishakapatnam Plot		1,24,23,064	-
Flat No. D-4 King Acres CHS Ltd.		68,48,560	-
Flat No. 17 in Bakul CHS Ltd.		78,68,331	-
Flat No. 33 in Sai Shakti CHS Ltd. Versova		84,81,150	-
Total		3,56,21,105	7,25,46,665



GROUPING FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2022

General Loans		AMOUNT (Rs.)	AMOUNT (Rs.)
Loan From Others		23,46,86,599	18,21,01,599
		23,46,86,599	18,21,01,599

		AMOUNT (Rs.)	AMOUNT (Rs.)
Advance From Customer			
Mayfair Tower			
Premises Cost		1,90,29,44,536	68,78,25,645
MAYFAIR VIRAR GARDENS			
Premises Cost		20,83,650	6,46,000
MAYFAIR VIRAR GARDENS - PHASE II			
Premises Cost		37,90,85,239	-
Total		2,28,41,13,425	68,84,71,645

		AMOUNT (Rs.)	AMOUNT (Rs.)
Sundry Debtors			
MAYFAIR Hill Crest			
RECEIVABLES			
Towards Sale of Premises		-	1,32,31,250
MAYFAIR Virar Garden			
RECEIVABLES			
Towards Sale of Premises		28,09,716	2,23,17,831
Common Maintenance Receivable from societies		38,60,459	-
From Others			
Other Receivable		59,420	73,17,791
Total		67,29,595	4,28,66,872

		AMOUNT (Rs.)	AMOUNT (Rs.)
Petty Cash Balance			
Cash A/c		-	-
Petty Cash		10,32,474	1,10,967
Petty Cash Maintenance		225	4,717
Petty Cash Marketing		136	65,746
Petty Cash Panvel ADAI		-	64,028
Total		10,32,835	2,45,458



Audit report under section 44AB of the Income-tax Act, 1961, in the case of a person referred to in clause (b) of sub-rule (1) of rule 6G

1. **We** have examined the **balance sheet** as on 31st March **2022** , and the **profit and loss account** for the period beginning from **01-Apr-2021** to ending on **31-Mar-2022** attached herewith, of

Name	Mayfair Housing
Address	1, Mayfair Meridian,, Ceaser Road, Andheri (West) , , , , , 19-Maharashtra , 91-India , Pincode - 400058
PAN	AAHFM7843A
Aadhaar Number of the assessee, if available	

2. **We** certify that the balance sheet and the **profit and loss account** are in agreement with the books of account maintained at the head office at **Mumbai** and **0** branches.
3. a. **We** report the following observations/comments/discrepancies/inconsistencies if any:
b. Subject to above,-
- A. **We** have obtained all the information and explanations which, to the best of **our** knowledge and belief, were necessary for the purposes of the audit.
- B. In **our** opinion, proper books of account have been kept by the head office and branches of the assessee so far as appears from **our** examination of the books.
- C. In **our** opinion and to the best of **our** information and according to the explanations given to **us** the said accounts, read with notes thereon, if any, give a true and fair view:-
- i. In the case of the balance sheet, of the state of the affairs of the assessee as at 31st March **2022** ; and
- ii. In the case of the **profit and loss account**, of the **Profit** of the assessee for the year ended on that date.
4. The statement of particulars required to be furnished under section 44AB is annexed herewith in Form No. 3CD.
5. In **our** opinion and to the best of **our** information and according to the explanations given to **us** , the particulars given in the said Form No. 3CD are true and correct, subject to the following observations/qualifications, if any:

Sl. No.	Qualification Type	Observations/Qualifications
---------	--------------------	-----------------------------

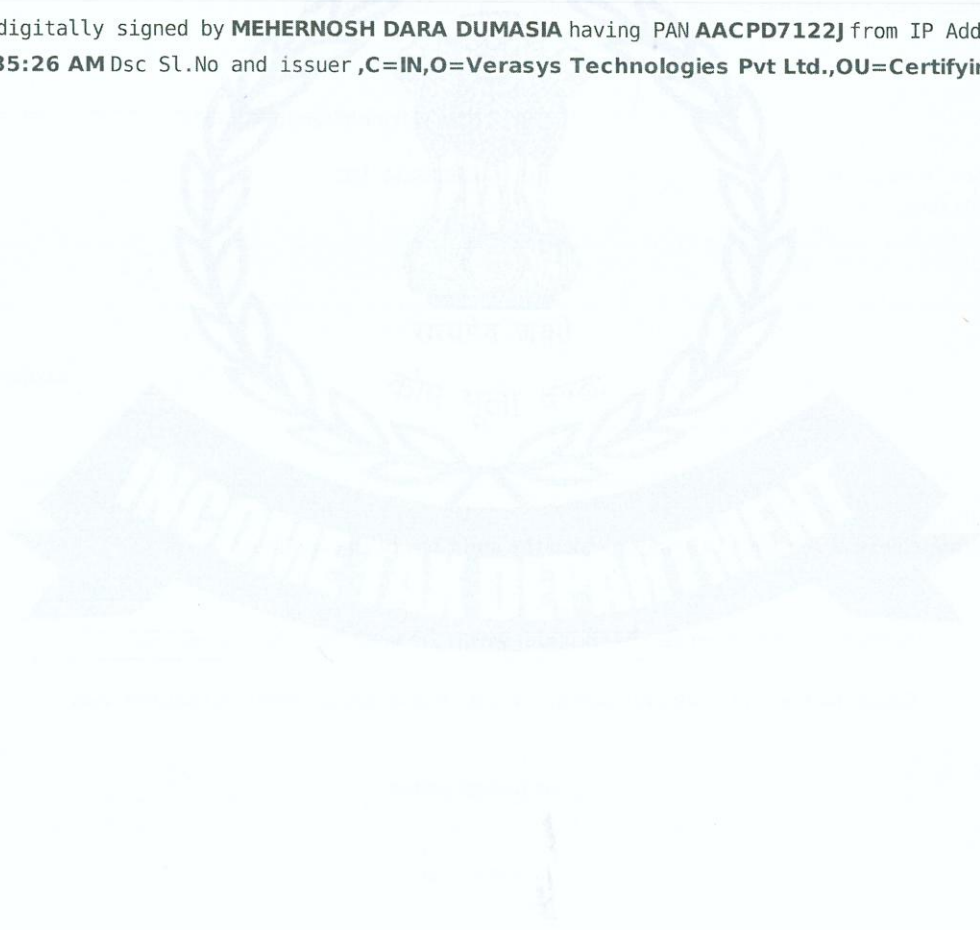
No records added

Accountant Details

Acknowledgement Number:500478680170922

Name	Mehernosh Dara Dumasia
Membership Number	042473
FRN (Firm Registration Number)	0102790W
Address	6A-11, SEVA SAMITY NAGAR, NEAR SH ANMUKHANANDA HALL , , , , 19-Maharashtra , 91-India , Pincode - 400037
Date of signing Tax Audit Report	17-Sep-2022
Place	49.36.113.50
Date	17-Sep-2022

This form has been digitally signed by **MEHERNOSH DARA DUMASIA** having PAN **AACPD7122J** from IP Address **49.36.113.50** on **17/09/2022 09:35:26 AM** Dsc Sl.No and issuer ,**C=IN,O=Verasys Technologies Pvt Ltd.,OU=Certifying Authority**



PART - A

1. Name of the Assessee	Mayfair Housing	
2. Address of the Assessee	1, Mayfair Meridian,, Ceaser Road, A ndheri (West) , , , , 19-Maharashtra , 91-India , Pincode - 400058	
3. Permanent Account Number (PAN)	AAHFM7843A	
Aadhaar Number of the assessee, if available		
4. Whether the assessee is liable to pay indirect tax like excise duty, service tax, sales tax, goods and services tax, customs duty, etc. if yes, please furnish the registration number or GST number or any other identification number allotted for the same ?	Yes	

Sl. No.	Type	Registration /Identification Number
1	Goods and Services Tax 19-Maharashtra	27 AAHFM7843A 1ZC

5. Status	Firm
6. Previous year	01-Apr-2021 to 31-Mar-2022
7. Assessment year	2022-23
8. Indicate the relevant clause of section 44AB under which the audit has been conducted	

Sl. No.	Relevant clause of section 44AB under which the audit has been conducted
1	Clause 44AB(a)- Total sales/turnover/gross receipts of business exceeding specified limits

No records added

PART - B

9.(a). If firm or Association of Persons, indicate names of partners/members and their profit sharing ratios. In case of AOP, whether shares of members are indeterminate or unknown?

Sl. No.	Name	Profit Sharing Ratio (%)
1	Nayan Arvind Shah	89
2	Mayfair Housing Private Limited	10

3

Anuradha Nayan Shah

1

(b). If there is any change in the partners or members or in their profit sharing ratio since the last date of the preceding year, the particulars of such change ?

No

Sl. No.	Date of change	Name of Partner/Member	Type of change	Old profit sharing ratio (%)	New profit Sharing Ratio (%)	Remarks
---------	----------------	------------------------	----------------	------------------------------	------------------------------	---------

No records added

10.(a). Nature of business or profession (if more than one business or profession is carried on during the previous year, nature of every business or profession).

Sl. No.	Sector	Sub Sector	Code
1	REAL ESTATE AND RENTING SERVICES	Developing and sub-dividing real estate into lots	07003
2	REAL ESTATE AND RENTING SERVICES	Other real estate/renting services n.e.c	07005

(b). If there is any change in the nature of business or profession, the particulars of such change ?

No

Sl. No.	Business	Sector	Sub Sector	Code
---------	----------	--------	------------	------

No records added

11.(a). Whether books of accounts are prescribed under section 44AA, list of books so prescribed ?

No

Sl.No.	Books prescribed
--------	------------------

(b). List of books of account maintained and the address at which the books of accounts are kept. (In case books of account are maintained in a computer system, mention the books of account generated by such computer system. If the books of accounts are not kept at one location, please furnish the addresses of locations along with the details of books of accounts maintained at each location.)

☐ Same as 11(a) above

Sl. No.	Books maintained	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State
1	Bank book	1, Mayfair Meridian, Cease Road, Andheri (West), Mumbai		Mumbai	400058	91-India	19-Maharashtra

2	Cash book	1, Mayfair Meridian, Cease r Road, Andheri (West), Mumbai	Mumbai	400058	91-India	19-Maharashtra
3	Journal	1, Mayfair Meridian, Cease r Road, Andheri (West), Mumbai	Mumbai	400058	91-India	19-Maharashtra
4	Ledger	1, Mayfair Meridian, Cease r Road, Andheri (West), Mumbai	Mumbai	400058	91-India	19-Maharashtra
5	Purchase register	1, Mayfair Meridian, Cease r Road, Andheri (West), Mumbai	Mumbai	400058	91-India	19-Maharashtra
6	Sales register	1, Mayfair Meridian, Cease r Road, Andheri (West), Mumbai	Mumbai	400058	91-India	19-Maharashtra

(c). List of books of account and nature of relevant documents examined.

☐ Same as 11(b) above

Sl. No.	Books examined
1	Bank book
2	Cash book
3	Journal
4	Ledger
5	Purchase register
6	Sales register
7	All as above

12. Whether the profit and loss account includes any profits and gains assessable on presumptive basis, if yes, indicate the amount and the relevant section (44AD, 44ADA, 44AE, 44AF, 44B, 44BB, 44BBA, 44BBB, Chapter XII-G, First Schedule or any other relevant section.) ?

No

Sl. No.	Section	Amount
---------	---------	--------

No records added

13.(a). Method of accounting employed in the previous year.

Mercantile system

(b). Whether there had been any change in the method of accounting employed vis-a-vis the method employed in the immediately preceding previous year ?

No

(c). If answer to (b) above is in the affirmative, give details of such change , and the effect thereof on the profit or loss ?

Sl. No.	Particulars	Increase in profit	Decrease in profit
		₹ 0	₹ 0

(d). Whether any adjustment is required to be made to the profits or loss for complying with the provisions of income computation and disclosure standards notified under section 145(2) ?

No

(e). If answer to (d) above is in the affirmative, give details of such adjustments:

Sl. No.	ICDS	Increase in profit	Decrease in profit	Net effect
		₹ 0	₹ 0	₹ 0
Total		₹ 0	₹ 0	₹ 0

(f). Disclosure as per ICDS:

Sl. NO.	ICDS	Disclosure
1	ICDS I-Accounting Policies	As per Audited Financial Statements attached.
2	ICDS II-Valuation of Inventories	As per Audited Financial Statements attached.
3	ICDS III-Construction Contracts	As per Audited Financial Statements attached.
4	ICDS IV-Revenue Recognition	As per Audited Financial Statements attached.
5	ICDS V-Tangible Fixed Assets	As per Audited Financial Statements attached.
6	ICDS VII-Governments Grants	Not Applicable
7	ICDS IX Borrowing Costs	As per Audited Financial Statements attached.
8	ICDS X-Provisions, Contingent Liabilities and Contingent Assets	As per Audited Financial Statements attached.

14.(a). Method of valuation of closing stock employed in the previous year

Lower of Cost or Market rate

(b). In case of deviation from the method of valuation prescribed under section 145A, and the effect thereof on the profit or loss, please furnish:

No

Sl. NO.	Particulars	Increase in profit	Decrease in profit
	No records added		

15. Give the following particulars of the capital asset converted into stock-in-trade

Sl. No.	Description of capital asset (a)	Date of acquisition (b)	Cost of acquisition (c)	Amount at which the asset is converted into stock-in trade (d)
	No records added			

16. Amounts not credited to the profit and loss account, being, -

(a). The items falling within the scope of section 28;

Sl.No.	Description	Amount
		₹ 0

(b). the proforma credits, drawbacks, refunds of duty of customs or excise or service tax or refunds of sales tax or value added tax or Goods & Services Tax, where such credits, drawbacks or refunds are admitted as due by the authorities concerned;

Sl. No.	Description	Amount
	No records added	

(c). Escalation claims accepted during the previous year;

Sl. No.	Description	Amount
	No records added	

(d). any other item of income;

Sl. No.	Description	Amount
	No records added	

(e). Capital receipt, if any.

Sl. No.	Description	Amount
	No records added	

17. Where any land or building or both is transferred during the previous year for a consideration less than value adopted or assessed or assessable by any authority of a State Government referred to in section 43CA or 50C, please furnish:

Sl. No.	Details of property		Address of Property				Consideration received or accrued	Value adopted or assessed or assessable	Whether provisions of second proviso to sub-section (1) of section 43CA or fourth proviso to clause (x) of sub-section (2) of section 56 applicable ?
	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State			
1							₹ 0	₹ 0	

18. Particulars of depreciation allowable as per the Income-tax Act, 1961 in respect of each asset or block of assets, as the case may be, in the following form:-

Sl. No.	Description of the Block of Assets/Class of Assets	Rate of Depreciation (%)	Opening WDV / Actual	Adjustment made to the written down value under section 115BAC/115BAD (for assessment year 2021-22 only)	Adjustment made to the written down value of Intangible asset due to excluding value of goodwill of a business or profession	Adjusted written down value (A)	Purchase Value	Total Value of Purchases (B)	Deductions (C)	Other Adjustments	Depreciation Allowable (D)	Written Down Value at the end of the year (A+B-C-D)
1	Furnitures & Fittings @ 10%	10	₹ 3,59,568	₹ 0	₹ 0	₹ 3,59,568	₹ 0	₹ 0	₹ 0	₹ 0	₹ 35,957	₹ 3,23,611
2	Plant and Machinery @ 15%	15	₹ 38,05,318	₹ 0	₹ 0	₹ 38,05,318	₹ 2,83,19,173	₹ 2,83,19,173	₹ 0	₹ 0	₹ 35,15,926	₹ 2,86,08,565
3	Plant and Machinery @ 40%	40	₹ 9,73,146	₹ 0	₹ 0	₹ 9,73,146	₹ 23,84,763	₹ 23,84,763	₹ 0	₹ 0	₹ 12,03,140	₹ 21,54,769

19. Amount admissible under section-

Acknowledgement Number:500478680170922

Sl. No.	Section	Amount debited to profit and loss account	Amounts admissible as per the provisions of the Income-tax Act, 1961 and also fulfils the conditions, if any specified under the relevant provisions of Income-tax Act, 1961 or Income-tax Rules, 1962 or any other guidelines, circular, etc., issued in this behalf.
No records added			

20.(a). Any sum paid to an employee as bonus or commission for services rendered, where such sum was otherwise payable to him as profits or dividend. [Section 36(1)(ii)]

Sl. No.	Description	Amount
No records added		

(b). Details of contributions received from employees for various funds as referred to in section 36(1)(va):

Sl. No.	Nature of fund	Sum received from employees	Due date for payment	The actual amount paid	The actual date of payment to the concerned authorities
1	Provident Fund	₹ 1,73,818	15-May-2021	₹ 1,73,818	15-May-2021
2	Provident Fund	₹ 1,59,089	15-Jun-2021	₹ 1,59,089	15-Jun-2021
3	Provident Fund	₹ 1,76,513	15-Jul-2021	₹ 1,76,513	29-Jul-2021
4	Provident Fund	₹ 1,98,483	15-Aug-2021	₹ 1,98,483	14-Aug-2021
5	Provident Fund	₹ 2,04,616	15-Sep-2021	₹ 2,04,616	15-Sep-2021
6	Provident Fund	₹ 2,12,115	15-Oct-2021	₹ 2,12,115	14-Oct-2021
7	Provident Fund	₹ 2,07,332	15-Nov-2021	₹ 2,07,332	14-Nov-2021
8	Provident Fund	₹ 2,07,974	15-Dec-2021	₹ 2,07,974	14-Dec-2021
9	Provident Fund	₹ 2,04,024	15-Jan-2022	₹ 2,04,024	13-Jan-2022
10	Provident Fund	₹ 2,11,272	15-Feb-2022	₹ 2,11,272	15-Feb-2022
11	Provident Fund	₹ 2,13,996	15-Mar-2022	₹ 2,13,996	15-Mar-2022
12	Provident Fund	₹ 2,09,329	15-Apr-2022	₹ 2,09,329	15-Apr-2021
13	Any fund setup under the provisions of ESI Act, 1948	₹ 1,849	15-May-2021	₹ 1,849	07-Sep-2022
14	Any fund setup under the provisions of ESI Act, 1948	₹ 1,914	15-Jun-2021	₹ 1,914	07-Sep-2022
15	Any fund setup under the provisions of ESI Act, 1948	₹ 1,978	15-Jul-2021	₹ 1,978	07-Sep-2022

Acknowledgement Number:500478680170922

16	Any fund setup under the provisions of ESI Act, 1948	₹ 1,849 15-Aug-2021	₹ 1,849 07-Sep-2022
17	Any fund setup under the provisions of ESI Act, 1948	₹ 1,864 15-Sep-2021	₹ 1,864 07-Sep-2022
18	Any fund setup under the provisions of ESI Act, 1948	₹ 2,096 15-Oct-2021	₹ 2,096 07-Sep-2022
19	Any fund setup under the provisions of ESI Act, 1948	₹ 1,793 15-Nov-2021	₹ 1,793 07-Sep-2022
20	Any fund setup under the provisions of ESI Act, 1948	₹ 1,794 15-Dec-2021	₹ 1,794 07-Sep-2022
21	Any fund setup under the provisions of ESI Act, 1948	₹ 1,924 15-Jan-2022	₹ 1,924 07-Sep-2022
22	Any fund setup under the provisions of ESI Act, 1948	₹ 1,928 15-Feb-2022	₹ 1,928 07-Sep-2022
23	Any fund setup under the provisions of ESI Act, 1948	₹ 1,928 15-Mar-2022	₹ 1,928 07-Sep-2022
24	Any fund setup under the provisions of ESI Act, 1948	₹ 436 15-Apr-2022	₹ 436 07-Sep-2022

21.(a). Please furnish the details of amounts debited to the profit and loss account, Being in the nature of capital, personal, advertisement expenditure etc.

Capital expenditure

Sl. No.	Particulars	Amount
1		₹ 0

Personal expenditure

Sl. No.	Particulars	Amount
1	Donation	₹ 19,30,000

Advertisement expenditure in any souvenir, brochure, tract, pamphlet or the like published by a political party

Sl. No.	Particulars	Amount
No records added		

Expenditure incurred at clubs being entrance fees and subscriptions

Acknowledgement Number:500478680170922

Sl. No.	Particulars	Amount
No records added		

Expenditure incurred at clubs being cost for club services and facilities used.

Sl. No.	Particulars	Amount
No records added		

Expenditure by way of penalty or fine for violation of any law for the time being in force

Sl.No.	Particulars	Amount
No records added		

Expenditure by way of any other penalty or fine not covered above

Sl. No.	Particulars	Amount
No records added		

Expenditure incurred for any purpose which is an offence or which is prohibited by law

Sl. No.	Particulars	Amount
No records added		

(b). Amounts inadmissible under section 40(a);

i. as payment to non-resident referred to in sub-clause (i)

A. Details of payment on which tax is not deducted:

[illegible]

B. Details of payment on which tax has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139

[illegible]

[illegible]

iv. Fringe benefit tax under sub-clause (ic)	₹ 0
v. Wealth tax under sub-clause (iia)	₹ 0
vi. Royalty, license fee, service fee etc. under sub-clause (iib)	₹ 0
vii. Salary payable outside India/to a non resident without TDS etc. under sub-clause (iii)	

[illegible]

viii. Payment to PF /other fund etc. under sub-clause (iv)	₹ 0
ix. Tax paid by employer for perquisites under sub-clause (v)	₹ 0

(c). Amounts debited to profit and loss account being, interest, salary, bonus, commission or remuneration inadmissible under section 40(b)/40(ba) and computation thereof;

Sl. No.	Particulars	Section	Amount debited to P/L A/c	Amount admissible	Amount inadmissible	Remarks
1	Interest	40(b)	₹ 5,49,00,000	₹ 5,49,00,000	₹ 0	54900000 (Interest debited in P & L A/c) less 54900000 (Interest allowable u/s 40b)
2	Remuneration	40(b)	₹ 1,20,000	₹ 1,20,000	₹ 0	120000 (Remuneration debited in P & L A/c) less 120000 (Remuneration allowable u/s 40b)

(d). Disallowance/deemed income under section 40A(3):

A. On the basis of the examination of books of account and other relevant documents/evidence, whether the expenditure covered under section 40A(3) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. Please furnish the details ?

Yes

Sl. No.	Date of Payment	Nature of Payment	Amount	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available
No records added						

B. On the basis of the examination of books of account and other relevant documents/evidence, whether payment referred to in section 40A(3A) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. please furnish the details of amount deemed to be the profits and gains of business or profession under section 40A(3A) ?

Yes

Sl. No.	Date of Payment	Nature of Payment	Amount	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available
No records added						

(e). Provision for payment of gratuity not allowable under section 40A(7);

₹ 0

(f). Any sum paid by the assessee as an employer not allowable under section 40A(9);

₹ 0

(g). Particulars of any liability of a contingent nature;

Sl. No.	Nature of Liability	Amount
1		₹ 0

(h). Amount of deduction inadmissible in terms of section 14A in respect of the expenditure incurred in relation to income which does not form part of the total income;

Sl. No.	Particulars	Amount
No records added		

(i). Amount inadmissible under the proviso to section 36(1)(iii).

₹ 0

22. Amount of interest inadmissible under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.

₹ 0

23. Particulars of any payments made to persons specified under section 40A(2)(b).

Sl. No.	Name of Related Person	PAN of Related Person	Aadhaar Number of the related person, if available	Relation	Nature of Transaction	Payment Made
1	Nayan Arvind Shah	AAGPS4217B		Partner	Partner's Remuneration	₹ 84,000
2	Anuradha Nayan Shah	AAQPS0001F		Partner	Partner's Remuneration	₹ 36,000

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3	Nayan Arvind Shsh	AAGPS4217B	Partner	Interest on Partner's capital @ 12%	₹ 2,25,00,000
4	Anuradha Nayan Shah	AAQPS0001F	Partner	Interest on Partner's capital @ 12%	₹ 0
5	Mayfair Housing Private Limited	AAACM5158N	Partner	Interest on Partner's capital @ 12%	₹ 3,24,00,000

24. Amounts deemed to be profits and gains under section 32AC or 32AD or 33AB or 33AC or 33ABA.

Sl. No.	Section	Description	Amount
No records added			

25. Any Amount of profit chargeable to tax under section 41 and computation thereof.

Sl. No.	Name of person	Amount of income	Section	Description of Transaction	Computation if any
No records added					

26.i. In respect of any sum referred to in clause (a),(b),(c),(d),(e),(f) or (g) of section 43B, the liability for which:-

A. pre-existed on the first day of the previous year but was not allowed in the assessment of any preceding previous year and was

a. paid during the previous year;

Sl. No.	Section	Nature of liability	Amount
			₹ 0

b. not paid during the previous year;

Sl. No.	Section	Nature of liability	Amount
1	Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to any Employee welfare fund:	₹ 2,056

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2	Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to gratuity fund	₹ 9,95,415
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B. was incurred in the previous year and was

a. paid on or before the due date for furnishing the return of income of the previous year under section 139(1);

Sl. No.	Section	Nature of liability	Amount
1	Sec 43B(a)- tax,duty,cess,fee etc	GST	₹ 24,38,109
2	Sec 43B(a)- tax,duty,cess,fee etc	Taxes and duties: TDS	₹ 44,70,189
3	Sec 43B(a)- tax,duty,cess,fee etc	Taxes and duties: Profession Tax	₹ 26,000
4	Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to PF	₹ 2,26,773
5	Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to ESI	₹ 92,339

b. not paid on or before the aforesaid date.

Sl. No.	Section	Nature of liability	Amount
1	Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to any Employee welfare fund:	₹ 15,56,415
2	Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to gratuity fund	₹ 28,16,061

State whether sales tax,goods & services Tax, customs duty, excise duty or any other indirect tax,levy,cess,impost etc.is passed through the profit and loss account ?

No

27.a. Amount of Central Value Added Tax Credits/ Input Tax Credit(ITC) availed of or utilised during the previous year and its treatment in profit and loss account and treatment of outstanding Central Value Added Tax Credits/Input Tax Credit(ITC) in accounts.

Yes

CENVAT /ITC	Amount	Treatment in Profit & Loss/Accounts
Opening Balance	₹ 27,82,714	Asset
Credit Availed	₹ 18,89,634	Reduction in Expense
Credit Utilized	₹ 6,68,976	GST Liability reduced

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Closing /Oustanding Balance ₹ 40,03,372 Asset

b. Particulars of income or expenditure of prior period credited or debited to the profit and loss account.

Sl. No.	Type	Particulars	Amount	Prior period to which it relates (Year in yyyy-yy format)
No records added				

28. Whether during the previous year the assessee has received any property, being share of a company not being a company in which the public are substantially interested, without consideration or for inadequate consideration as referred to in section 56(2)(viia) ?

Not Applicable

Please furnish the details of the same

Sl. No.	Name of the person from which shares received	PAN of the person, if available	Aadhaar Number of the payee, if available	Name of the company whose shares are received	CIN of the company	No. of Shares Received	Amount of consideration paid	Fair Market value of the shares
No records added								

29. Whether during the previous year the assessee received any consideration for issue of shares which exceeds the fair market value of the shares as referred to in section 56(2)(viib) ?

Please furnish the details of the same

Sl. No.	Name of the person from whom consideration received for issue of shares	PAN of the person, if available	Aadhaar Number of the payee, if available	No. of shares issued	Amount of consideration received	Fair Market value of the shares
No records added						

A.a. Whether any amount is to be included as income chargeable under the head 'income from other sources' as referred to in clause (ix) of sub-section (2) of section 56 ?

No

b. Please furnish the following details:

Sl. No.	Nature of income	Amount
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No records added

B.a. Whether any amount is to be included as income chargeable under the head 'income from other sources' as referred to in clause (x) of sub-section (2) of section 56 ?

No

b. Please furnish the following details:

Sl. No.	Nature of income	Amount
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No records added

30. Details of any amount borrowed on hundi or any amount due thereon (including interest on the amount borrowed) repaid, otherwise than through an account payee cheque. [Section 69D]

No

Sl. No.	Name of the person from whom amount borrowed or repaid on hundi	PAN of the person, if available	Aadhaar Number of the person, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State	Amount borrowed	Date of borrowing	Amount due including interest	Amount repaid	Date of Repayment
1										₹ 0		₹ 0	₹ 0	

A.a. Whether Primary adjustment to transfer price, as referred to in sub-section (1) of section 92CE, has been made during the previous year ?

No

b. Please furnish the following details:

Sl. No.	Under which clause of sub-section (1) of section 92CE primary adjustment is made ?	Amount of primary adjustment	Whether the excess money available with the associated enterprise is required to be repatriated to India as per the provisions of sub-section (2) of section 92CE ?	Whether the excess money has been repatriated within the prescribed time ?	The amount of imputed interest income on such excess money which has not been repatriated within the prescribed time	Expected date of repatriation of money
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No records added

B.a. Whether the assessee has incurred expenditure during the previous year by way of interest or of similar nature exceeding one crore rupees as referred to in sub-section (1) of section 94B ?

No

b. Please furnish the following details

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Sl. No.	Amount of expenditure by way of interest or of similar nature incurred (i)	Earnings before interest, tax, depreciation and amortization (EBITDA) during the previous year (ii)	Amount of expenditure by way of interest or of similar nature as per (i) above which exceeds 30% of EBITDA as per (ii) above. (iii)	Details of interest expenditure brought forward as per sub-section (4) of section 94B. (iv)	Details of interest expenditure carried forward as per sub-section (4) of section 94B. (v)
				Assessment Year	Amount Assessment Year
1	₹ 0	₹ 0	₹ 0		₹ 0

C.a. Whether the assessee has entered into an impermissible avoidance arrangement, as referred to in section 96, during the previous year.(This clause is kept in abeyance till 31st March, 2022) ?

No

b. Please furnish the following details

Sl. No.	Nature of the impermissible avoidance arrangement	Amount of tax benefit in the previous year arising, in aggregate, to all the parties to the arrangement
	No records added	

31.a. Particulars of each loan or deposit in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year :-

Sl. No.	Name of the lender or depositor	Address of the lender or depositor	Permanent Account Number (if available with the assessee) of the lender or depositor	Aadhaar Number of the lender or depositor, if available	Amount of loan or deposit taken or accepted	Whether the loan/deposit was squared up during the previous year ?	Maximum amount outstanding in the account at any time during the previous year	Whether the loan or deposit was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account ?	In case the loan or deposit was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.
1	Aditi Varun Kapur	8, The Cliff 27, Pochkhanwala Road, Worli, Mumbai- 400030.	ADOPT4795L		₹ 10,00,000	No	₹ 10,00,000	Yes-Net banking	
2	Ankush Prakashchandra Jogatkar	1B Jaihind Building, 4th Floor, Dr. A.M. Road, Bhuleshwar, Mumbai- 400002.	AFCPJ9948P		₹ 5,00,000	No	₹ 5,00,000	Yes-Net banking	

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3	Arjandas P Batra HUF	403,Rajdoot Apartment, 7th Floor, Linking Road, Khar (W), Mumbai- 400052.	AADHA0226K	₹ 10,00,000	No	₹ 10,00,000	Yes-Net banking	
4	Ashlesha Viraj Shah	B-2 Tirth Apartment, Lallubhai Park, Opp Vallabh Bhai Patel Garden, Andheri (W), Mumbai- 400058.	AALPS7055E	₹ 50,00,000	No	₹ 50,00,000	Yes-Cheque	Account payee cheque
5	Ashwanikumar V Desai	601, Garden Court, 6th Floor, Lallu Bhai Park Road, Andheri (W), Mumbai - 400058.	ADPPD2524G	₹ 1,00,00,000	Yes	₹ 1,00,00,000	Yes-Net banking	
6	Ashwin Bhogilal Ajmera	12/A, Akshardham, Bunglow, Yogi Park Society, North Main Road, opp, German Bakery, Koregaon Park, PUNE-411001.	ACZPA5118N	₹ 72,06,666	No	₹ 72,06,666	Yes-Net banking	
7	Bhagwanji & Co	Popley House, 192 Zaveri Bazaar, 2nd Floor Mumbai- 400002.	AACPJ5111B	₹ 5,00,000	No	₹ 5,00,000	Yes-Net banking	
8	Bhavna Surendra Ajmera	29/7, Jai Mahavir CHS LTD, R B Mehta Road, Ghatkopar (E),- Mumbai-400077.	ABMPA8279J	₹ 1,62,15,000	No	₹ 1,62,15,000	Yes-Net banking	
9	Biharilala M. Jumani	Shop No. 6, Bhasin House, Corner of 9th & Khar Pali Road, Khar (West), Mumbai - 400052.	AABPJ4451F	₹ 10,00,000	No	₹ 10,00,000	Yes-Net banking	
10	Bonanza Investments	6 Bhasin House, Khar Pali Road, Khar (W), Mumbai- 400052.	AAJFB8943G	₹ 5,00,000	No	₹ 5,00,000	Yes-Net banking	
11	Elite Building Materials Pvt Ltd	401 Prathmesh Tower, Tulsi Pipe Road, Lower Parel, Mumbai:	AACCE6506A	₹ 1,00,00,000	No	₹ 1,00,00,000	Yes-Net banking	

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12	Firdos Fani ibanda	5th Floor Neelfam, Almida Park Road Bandra (W), Mumbai-400050.	AAAPF0308A	₹ 50,00,000	No	₹ 50,00,000	Yes-Net banking	
13	Ginilon Synthetics	595, Krishna Galli, M. J. Market, Mumbai-400002.	AAAPN4261A	₹ 10,00,000	No	₹ 10,00,000	Yes-Net banking	
14	Gopal Ramdas Chawla	203/204, Krishna Market, 65, Vithalwadi, Kalbadevi, Mumbai - 400002.	AAAPC5071B	₹ 15,00,000	No	₹ 15,00,000	Yes-Cheque	Account payee cheque
15	Gouri Puri	4, Saigal House, Pali Hill Road, Near Ambedkar Statue, Khar West, Mumbai :	AGVPP7589A	₹ 5,00,000	Yes	₹ 5,00,000	Yes-Cheque	Account payee cheque
16	Hariram Jorawarmal Chaudhary	Ex Special executive magistrate, Shriji Kripa, 6th road, Prabhat Colony, Santacruz East, Mumbai - 400055.	AAAPC8756B	₹ 5,00,000	No	₹ 5,00,000	Yes-Cheque	Account payee cheque
17	Indira Bhaishing	Dwarka' 23, Linking Road, Next to Kotak Mahindra Bank, Santacruz (W), Mumbai 400054.	AAFPJ6957J	₹ 25,00,000	No	₹ 25,00,000	Yes-Net banking	
18	Jigar Shailesh Ajmeria	B/6, Pramukh Palace, V L Mehta Marg, JVPD Scheme, Vile Parle (W), Mumbai- 400049.	AIGPA8786K	₹ 72,06,668	No	₹ 72,06,668	Yes-Net banking	
19	Kishu L Asrani	601/B, Neelkanth Bldg, 98, Marine Drive, Mumbai - 400002.	AAKPA6936F	₹ 10,00,000	No	₹ 10,00,000	Yes-Cheque	Account payee cheque
20	Madhu Vishal Gadodia	G 0403, Green Wood State, Near Guru Nanak Petrol Pump, Chakala, Andheri Kurla Road, Andheri (E), Mumbai - 400093.	AFLPC7453H	₹ 5,00,000	Yes	₹ 5,00,000	Yes-Cheque	Account payee cheque

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21	Mukesh Arjandas Batra (HUF)	401, Sai Darshan, 7th Road Near SBI Bank, Khar (W), Mumbai - 400052.	AAFHM2701K	₹ 10,00,000	No	₹ 10,00,000	Yes-Net banking	
22	N Vasantlal	192, Zaveri Bazar, 2nd Floor, Mumbai- 400002.	AACPJ5110A	₹ 5,00,000	No	₹ 5,00,000	Yes-Cheque	Account payee cheque
23	Naresh Kumar Haridas Neganthi (HUF)	595, Krishna Raj Galli, M J Market, Kalbadevi, Mumbai- 400002.	AAAHN0735R	₹ 15,00,000	No	₹ 15,00,000	Yes-Net banking	
24	Nirav Ashok Shah	6th Floor, Antariksh Plot # 58 Vithal Nagar CHS Ltd., N S Road #12, JVPD Juhu, Mumbai:	AAEPS7265D	₹ 4,00,00,000	No	₹ 4,00,00,000	Yes-Net banking	
25	Parrytex Industries	Jackeria Building, 3rd Floor, 7, Chakala Street, M.B Road, Mumbai - 400003.	AABPR0009B	₹ 25,00,000	No	₹ 25,00,000	Yes-Net banking	
26	Percy Phiroz Billimoria	2nd Floor, N. M. Banaji building, Forjett Street Cross Road, Mumbai 400036	AAAPB2915P	₹ 10,00,000	No	₹ 10,00,000	Yes-Net banking	
27	Rupal Manoj Ajmera	27/6, Jai Mahavir CO-OP Housing Society Ltd, R B Mehta Road, Ghatkopar (E), Mumbai 400077.	ABMPA8281C	₹ 3,78,35,000	No	₹ 3,78,35,000	Yes-Net banking	
28	Shamsunder M Jumanji	702, 7th floor, Paramount Tower 428, 15th Road, Khar(W), Mumbai 400052.	AABPJ4449F	₹ 15,00,000	No	₹ 15,00,000	Yes-Net banking	
29	Shantilal Kesarichand Shah HUF	B-1, Tirath Apartment, Lallubhai Park, Near Blind School, Andheri- West, Mumbai :	AAAHS4080A	₹ 30,00,000	Yes	₹ 30,00,000	Yes-Net banking	

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30	Shreenath ji Enterpri ses	5th flr, Ge taneel Arc ade 44, Hi ll Road, O pp Dena B ank Next t o Elco Arc ade, Band ra West, M umbai-400 050.	AAYFS6996B	₹ 25,00,000	No	₹ 25,00,000	Yes-Cheque	Account payee cheque
31	Sunder S J ogatar	60, Puros htam Bhav an, 3rd Fl oor, Dr. A. M. Road, B huleshwar , Mumbai- 400002.	AACPJ5874F	₹ 5,00,000	No	₹ 5,00,000	Yes-Cheque	Account payee cheque
32	Sunil R. Ba jaj & Neet a S.Bajaj	Skylark Ap artments, Little Gibb s Road, M albar Hill, Mumbai - 400006.	AABPB9454C	₹ 15,00,000	No	₹ 15,00,000	Yes-Cheque	Account payee cheque
33	Vipul Mah asukh Go pani	802/D, Pitr u Ashish, Dr. Ambed kar Road, Near Parsi Gymkhana , Dadar Ea st, Mumba i :	AAAPG8761A	₹ 1,62,15,000	No	₹ 1,62,15,000	Yes-Net banking	
34	Yash Band ish Ajmera	B/7, Yogi P alace, Kap ole Societ y, V L Meh ta Road, J VPD Sche me, Vile P arle - Wes t, Mumbai :	AIGPA8785L	₹ 72,06,666	No	₹ 72,06,666	Yes-Net banking	

b. Particulars of each specified sum in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year:-

Sl. No.	Name of the person from whom specified sum is received	Address of the person from whom specified sum is received	Permanent Account Number (if available with the assessee) of the person from whom specified sum is received	Aadhaar Number of the person from whom specified sum is received, if available	Amount of specified sum taken or accepted	Whether the specified sum was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account ?	In case the specified sum was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.
No records added							

Note: Particulars at (a) and (b) need not be given in the case of a Government company, a banking company or a corporation established by a Central, State or Provincial Act.

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b.(a). Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, during the previous year, where such receipt is otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Nature of transaction	Amount of receipt	Date of receipt
No records added							

b.(b). Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, received by a cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year:-

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Amount of receipt
No records added					

b.(c). Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion to a person, otherwise than by a cheque or bank draft, or use of electronic clearing system through a bank account during the previous year

Sl. No.	Name of the payee	Address of the payee	Permanent Account Number (if available with the assessee) of the payee	Aadhaar Number of the payee, if available	Nature of transaction	Amount of payment	Date of payment
No records added							

b.(d). Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion to a person, made by a cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year

Sl. No.	Name of the payee	Address of the payee	Permanent Account Number (if available with the assessee) of the payee	Aadhaar Number of the payee, if available	Amount of payment
No records added					

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Note: Particulars at (ba), (bb), (bc) and (bd) need not be given in the case of receipt by or payment to a Government company, a banking Company, a post office savings bank, a cooperative bank or in the case of transactions referred to in section 269SS or in the case of persons referred to in Notification No. S.O. 2065(E) dated 3rd July, 2017

- c. Particulars of each repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T made during the previous year:-

Sl. No.	Name of the payee	Address of the payee	Permanent Account Number (if available with the assessee) of the payee	Aadhaar Number of the payee, if available	Amount of repayment	Maximum amount outstanding in the account at any time during the previous year	Whether the repayment was made by cheque or bank draft or use of electronic clearing system through a bank account ?	In case the repayment was made by cheque or bank draft, whether the same was repaid by an account payee cheque or an account payee bank draft.
1	Akshay Kumar Suresh Kumar Jogatar	60, Purosham Bhavan, 3rd Floor, Dr A M Road, Bhuleshwar, - Mumbai-400002.	ACWPJ4095J		₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account payee cheque
2	Ashok Commercial Enterprises	126 / Free Press House, Free Press Journal Marg, 215, Nariman Point, -Mumbai-400021.	AAAF9227F		₹ 9,15,00,000	₹ 9,15,00,000	Yes-Net banking	
3	Ashwanikumar V Desai	601, Garden Court, 6th Floor, Lallu Bhai Park Road, Andheri (W), Mumbai - 400058.	ADPPD2524G		₹ 1,00,00,000	₹ 1,00,00,000	Yes-Net banking	
4	Daulatram Nagpal	307, Dhararamji Gully, MJ Market, Mumbai 400002.	AACPN2240D		₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account payee cheque

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5	Gopal das R amdas Chawl a HUF	203/204, Krishna Market, 65, Vitha lwadi,Kal badevi, Mumbai- 400002.	AAFHG2275L	₹ 8,00,000	₹ 8,00,000	Yes-Cheque	Account pa yee cheque
6	Gouri Puri	4, Saigal House, P ali Hill Ro ad, Near Ambedk ar Statu e, Khar West, Mu mbai :	AGVPP7589A	₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account pa yee cheque
7	Madhu Vishal Gadod ia	G 0403, Green W ood Stat e, Near Guru Na nak Petr ol Pump, Chakala, Andheri Kurla Ro ad, Andh eri (E) , Mumbai- 400093.	AFLPC7453H	₹ 10,00,000	₹ 5,00,000	Yes-Cheque	Account pa yee cheque
8	Paridh i Fab	192, Zav eri Bazar 2nd Floo r Mumbai ,-Mumbai -400002.	AABHC1281J	₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account pa yee cheque
9	Pervez Nadir Duma sia	701, Gar den Cour t, 7th Flo or, Lallub hai Park Road, An dheri We st, Mumb ai :	AEAPD5551M	₹ 50,00,000	₹ 50,00,000	Yes-Net ba nking	
10	Prithivi raj N K rishna ni	17/5 Kris hna Kunj , Wadala ,-Mumbai -400031.	AEQPK9217F	₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account pa yee cheque
11	R V TE X	Popley H ouse 19 2 Zaveri Bazar-Mu mbai-40 0068.	ADOPJ7580M	₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account pa yee cheque
12	Rudra Textile	1B Jaihin d Buildin g ,4th Fl oor, Dr. A M Roa d, Bhule shwar,M umbai-4 00002.	AAUHR2373H	₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account pa yee cheque
13	Sejpal Capita l & Fin ance Pvt Ltd	4 Big Thr ee Buildi ng, 2nd Floor 88, Anandilal Poddar Marg,Mu mbai-40 0002.	AAACS5815Q	₹ 2,00,00,000	₹ 2,00,00,000	Yes-Net ba nking	

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14	Shanti lal Kes aricha nd Sh ah HU F	B-1, Tirat h Apartm ent, Lallu bhai Par k, Near B lind Scho ol, Andh eri- West , Mumbai :	AAHS4080A	₹ 30,00,000	₹ 30,00,000	Yes-Cheque	Account pa yee cheque
15	Yeshw antlal Shah	1-B,A-Wi ng, Gulm ohar Soc iety, Mu mbai-40 0058.	AAGPS3658G	₹ 20,00,000	₹ 20,00,000	Yes-Net ba nking	

d. Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year:-

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Amount of repayment of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year
No records added					

e. Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year:-

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Amount of repayment of loan or deposit or any specified advance received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year
No records added					

Note: Particulars at (c), (d) and (e) need not be given in the case of a repayment of any loan or deposit or specified advance taken or accepted from Government, Government company, banking company or a corporation established by a Central, State or Provincial Act

32.a. Details of brought forward loss or depreciation allowance, in the following manner, to the extent available

Acknowledgement Number:500478680170922

Sl. No.	Assessment Year	Nature of loss/allowance	Amount as returned (if the assessed depreciation is less and no appeal pending then take assessed)	All losses/allowances not allowed under section 115BAA / 115BAC / 115BAD	Amount as adjusted by withdrawal of additional depreciation on account of opting for taxation under section 115BAC/115BAD(To be filled in for assessment year 2021-22 only)	Amount as assessed (give reference to relevant order) Amount Order U/s & Date	Remarks
1			₹ 0	₹ 0	₹ 0	₹ 0	

b. Whether a change in share holding of the company has taken place in the previous year due to which the losses incurred prior to the previous year cannot be allowed to be carried forward in terms of section 79 ?

Not Applicable

c. Whether the assessee has incurred any speculation loss referred to in section 73 during the previous year ?

No

Please furnish the details of the same.

₹ 0

d. Whether the assessee has incurred any loss referred to in section 73A in respect of any specified business during the previous year ?

No

Please furnish the details of the same.

₹ 0

e. In case of a company, please state that whether the company is deemed to be carrying on a speculation business as referred in explanation to section 73.

Not Applicable

Please furnish the details of the same.

₹ 0

33. Section-wise details of deductions, if any admissible under Chapter VIA or Chapter III (Section 10A, Section 10AA).

Yes

Sl. No.	Section under which deduction is claimed	Amounts admissible as per the provision of the Income-tax Act,1961 and fulfils the conditions, if any, specified under the relevant provisions of Income-tax Act, 1961 or Income-tax Rules, 1962 or any other guidelines, circular, etc, issued in this behalf.
1	80G	₹ 9,65,000
2	80IBA	₹ 2,09,62,812

34.(a). Whether the assessee is required to deduct or collect tax as per the provisions of Chapter XVII-B or Chapter XVII-BB, please furnish ?

Yes

Sl. No.	Tax deduction and collection Account Number (TAN) (1)	Section (2)	Nature of payment (3)	Total amount of payment or receipt of the nature specified in column (3) (4)	Total amount on which tax was required to be deducted or collected out of (4) (5)	Total amount on which tax was deducted or collected at specified rate out of (5) (6)	Amount of tax deducted or collected out of (6) (7)	Total amount on which tax was deducted or collected at less than specified rate out of (7) (8)	Amount of tax deducted or collected on (8) (9)	Amount of tax deducted or collected not deposited to the credit of the Central Government out of (6) and (8) (10)
1	MUMM0261 2B	194A	Interest other than Interest on securities	₹ 3,25,66,855	₹ 3,25,66,855	₹ 3,25,66,855	₹ 32,56,690	₹ 0	₹ 0	₹ 0
2	MUMM0261 2B	194-I	Rent on Plant & machinery	₹ 70,77,379	₹ 70,77,379	₹ 70,77,379	₹ 1,41,551	₹ 0	₹ 0	₹ 0
3	MUMM0261 2B	194C	Payments to contractors	₹ 34,83,52,931	₹ 34,83,52,931	₹ 34,81,61,595	₹ 49,82,408	₹ 1,91,336	₹ 1,327	₹ 0
4	MUMM0261 2B	194H	Commission or brokerage	₹ 2,68,05,550	₹ 2,68,05,550	₹ 2,68,05,550	₹ 13,39,746	₹ 0	₹ 0	₹ 0
5	MUMM0261 2B	194J	Fees for professional or technical services	₹ 2,71,19,657	₹ 2,71,19,657	₹ 2,71,19,657	₹ 27,11,969	₹ 0	₹ 0	₹ 0
6	MUMM0261 2B	194J	Fees for professional or technical services	₹ 9,00,500	₹ 9,00,500	₹ 9,00,500	₹ 18,010	₹ 0	₹ 0	₹ 0
7	MUMM0261 2B	194Q	TDS on Goods	₹ 22,05,88,490	₹ 22,05,88,490	₹ 22,05,88,490	₹ 2,21,084	₹ 0	₹ 0	₹ 0
8	MUMM0261 2B	192	Salary	₹ 9,04,45,579	₹ 3,29,62,289	₹ 3,29,62,289	₹ 91,78,963	₹ 0	₹ 0	₹ 0

(b). Whether the assessee is required to furnish the statement of tax deducted or tax collected ?

Yes

Please furnish the details:

Sl. No.	Tax deduction and collection Account Number (TAN)	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the statement of tax deducted or collected contains information about all details/ transactions which are required to be reported	Please furnish list of details/transactions which are not reported.
1	MUMM02612B	24Q	31-Jul-2021	31-Jul-2021	Yes	
2	MUMM02612B	24Q	31-Oct-2021	28-Oct-2021	Yes	

Acknowledgement Number:500478680170922

3	MUMM02612B	24Q	31-Jan-2022	31-Jan-2022	Yes	
4	MUMM02612B	24Q	31-May-2022	31-May-2022	Yes	
5	MUMM02612B	26Q	31-Jul-2021	31-Jul-2021	No	Mistake rectified
6	MUMM02612B	26Q	31-Oct-2021	27-Oct-2021	No	Mistake rectified
7	MUMM02612B	26Q	31-Jan-2022	31-Jan-2022	No	Mistake rectified
8	MUMM02612B	26Q	31-May-2022	27-May-2022	No	Mistake rectified

(c). Whether the assessee is liable to pay interest under section 201(1A) or section 206C(7) ?

Yes

Please furnish:

Sl. No.	Tax deduction and collection Account Number (TAN) (1)	Amount of interest under section 201(1A)/206C(7) is payable (2)	Amount paid out of column (2) along with date of payment. (3)	
			Amount	Date of payment
1	MUMM02612B	₹ 868	₹ 868	23-Jul-2021
2	MUMM02612B	₹ 360	₹ 360	17-Jan-2022
3	MUMM02612B	₹ 1,419	₹ 1,419	18-Feb-2022

35.(a). In the case of a trading concern, give quantitative details of principal items of goods traded;

Sl. No.	Item Name	Unit Name	Opening stock	Purchases during the pervious year	Sales during the pervious year	Closing stock	Shortage/excess, if any
1			0	0	0	0	0

(b). In the case of manufacturing concern, give quantitative details of the principal items of raw materials, finished products and by-products.

A. Raw materials:

Sl. No.	Item Name	Unit Name	Opening stock	Purchases during the pervious year	Consumption during the pervious year	Sales during the pervious year	Closing stock	Yield of finished products	Percentage of yield	Shortage/excess, if any
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No records added

B. Finished products :

Acknowledgement Number:500478680170922

Sl. No.	Item Name	Unit Name	Opening stock	Purchases during the pervious year	Quantity manufactured during the pervious year	Sales during the pervious year	Closing stock	Shortage/excess, if any
No records added								

C. By-products

Sl. No.	Item Name	Unit Name	Opening stock	Purchases during the pervious year	Quantity manufactured during the pervious year	Sales during the pervious year	Closing stock	Shortage/excess, if any
No records added								

36.(a). Whether the assessee has received any amount in the nature of dividend as referred to in sub-clause (e) of clause (22) of section 2 ?

No

Please furnish the following details:-

Sl. No.	Amount received	Date of receipt
No records added		

37. Whether any cost audit was carried out ?

Not Applicable

Give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the cost auditor.

38. Whether any audit was conducted under the Central Excise Act, 1944 ?

Not Applicable

Give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor.

39. Whether any audit was conducted under section 72A of the Finance Act, 1994 in relation to valuation of taxable services as may be reported/identified by the auditor. ?

Not Applicable

give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor.

40. Details regarding turnover, gross profit, etc., for the previous year and preceding previous year:

Sl. No.	Particulars	Previous Year		%	Preceding previous Year		%
(a)	Total turnover of the assessee	339672680			226567596		
(b)	Gross profit / Turnover	325555991	339672680	95.84	115864941	226567596	51.14
(c)	Net profit / Turnover	296252747	339672680	87.22	149080744	226567596	65.8
(d)	Stock-in-Trade / Turnover		339672680		32902899	226567596	14.52
(e)	Material consumed / Finished goods produced						

41. Please furnish the details of demand raised or refund issued during the previous year under any tax laws other than Income-tax Act, 1961 and Wealth-tax Act, 1957 alongwith details of relevant proceedings.

Sl. No.	Financial year to which demand/refund relates to	Name of other Tax law	Type (Demand raised/Refund received)	Date of demand raised/refund received	Amount	Remarks
No records added						

42.a. Whether the assessee is required to furnish statement in Form No. 61 or Form No. 61A or Form No. 61B ?

No

b. Please furnish

Sl. No.	Income tax Department Reporting Entity Identification Number	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the Form contains information about all details/ furnished transactions which are required to be reported ?	Please furnish list of the details/transactions which are not reported.
No records added						

43.a. Whether the assessee or its parent entity or alternate reporting entity is liable to furnish the report as referred to in sub-section (2) of section 286 ?

No

b. Please furnish the following details:

Date of furnishing of report

c. Please enter expected date of furnishing the report

44. Break-up of total expenditure of entities registered or not registered under the GST: (This Clause is kept in abeyance till 31st March, 2022)

Sl. No.	Total amount of Expenditure incurred during the year	Expenditure in respect of entities registered under GST				Expenditure relating to entities not registered under GST
		Relating to goods or services exempt from GST	Relating to entities falling under composition scheme	Relating to other registered entities	Total payment to registered entities	
1	₹ 7,16,16,041	₹ 1,28,04,251	₹ 52,413	₹ 1,46,29,011	₹ 2,74,85,675	₹ 4,41,30,366
2	₹ 11,85,383	₹ 0	₹ 1,87,500	₹ 0	₹ 1,87,500	₹ 9,97,883
3	₹ 10,92,83,293	₹ 10,92,83,293	₹ 0	₹ 0	₹ 10,92,83,293	₹ 0
4	₹ 34,79,85,574	₹ 0	₹ 0	₹ 33,22,74,418	₹ 33,22,74,418	₹ 1,57,11,156
5	₹ 7,95,51,600	₹ 7,95,51,600	₹ 0	₹ 0	₹ 7,95,51,600	₹ 0
6	₹ 11,15,194	₹ 0	₹ 0	₹ 8,36,874	₹ 8,36,874	₹ 2,78,320
7	₹ 44,51,12,993	₹ 0	₹ 0	₹ 44,50,37,904	₹ 44,50,37,904	₹ 75,089
8	₹ 31,07,00,000	₹ 31,07,00,000	₹ 0	₹ 0	₹ 31,07,00,000	₹ 0
9	₹ 23,94,615	₹ 0	₹ 0	₹ 23,94,615	₹ 23,94,615	₹ 0
10	₹ 7,35,99,205	₹ 0	₹ 0	₹ 6,67,24,214	₹ 6,67,24,214	₹ 68,74,991
11	₹ 18,09,46,234	₹ 18,09,46,234	₹ 0	₹ 0	₹ 18,09,46,234	₹ 0
12	₹ 86,38,829	₹ 0	₹ 0	₹ 39,33,306	₹ 39,33,306	₹ 47,05,523
13	₹ 48,941	₹ 0	₹ 0	₹ 0	₹ 0	₹ 48,941
14	₹ 39,708	₹ 0	₹ 0	₹ 0	₹ 0	₹ 39,708
15	₹ 4,636	₹ 0	₹ 0	₹ 0	₹ 0	₹ 4,636
16	₹ 19,30,000	₹ 19,30,000	₹ 0	₹ 0	₹ 19,30,000	₹ 0
17	₹ 37,100	₹ 37,100	₹ 0	₹ 0	₹ 37,100	₹ 0
18	₹ 1,03,509	₹ 1,03,509	₹ 0	₹ 0	₹ 1,03,509	₹ 0
19	₹ 2,21,777	₹ 2,21,777	₹ 0	₹ 0	₹ 2,21,777	₹ 0
20	₹ 19,15,671	₹ 0	₹ 0	₹ 19,15,671	₹ 19,15,671	₹ 0

21	₹ 13,52,441	₹ 0	₹ 0	₹ 13,52,441	₹ 13,52,441	₹ 0
22	₹ 1,56,645	₹ 0	₹ 0	₹ 1,56,645	₹ 1,56,645	₹ 0
23	₹ 4,75,090	₹ 0	₹ 0	₹ 4,75,090	₹ 4,75,090	₹ 0
24	₹ 8,83,597	₹ 0	₹ 0	₹ 8,83,597	₹ 8,83,597	₹ 0
25	₹ 24,216	₹ 0	₹ 0	₹ 22,765	₹ 22,765	₹ 1,451
26	₹ 8,59,665	₹ 0	₹ 0	₹ 8,32,165	₹ 8,32,165	₹ 27,500
27	₹ 20,75,120	₹ 0	₹ 0	₹ 13,43,120	₹ 13,43,120	₹ 7,32,000
28	₹ 52,454	₹ 52,454	₹ 0	₹ 0	₹ 52,454	₹ 0
29	₹ 78,13,609	₹ 11,67,794	₹ 0	₹ 64,78,587	₹ 76,46,381	₹ 1,67,228
30	₹ 4,09,386	₹ 0	₹ 0	₹ 4,09,386	₹ 4,09,386	₹ 0
31	₹ 7,47,927	₹ 0	₹ 0	₹ 6,76,029	₹ 6,76,029	₹ 71,898
32	₹ 3,93,492	₹ 1,43,733	₹ 0	₹ 2,49,760	₹ 3,93,493	₹ 0
33	₹ 2,33,59,882	₹ 2,33,59,882	₹ 0	₹ 0	₹ 2,33,59,882	₹ 0
34	₹ 5,49,00,000	₹ 5,49,00,000	₹ 0	₹ 0	₹ 5,49,00,000	₹ 0
35	₹ 30,932	₹ 30,932	₹ 0	₹ 0	₹ 30,932	₹ 0
36	₹ 2,68,266	₹ 2,68,266	₹ 0	₹ 0	₹ 2,68,266	₹ 0
37	₹ 1,39,040	₹ 1,39,040	₹ 0	₹ 0	₹ 1,39,040	₹ 0
38	₹ 3,15,844	₹ 3,15,844	₹ 0	₹ 0	₹ 3,15,844	₹ 0
39	₹ 3,56,591	₹ 3,56,591	₹ 0	₹ 0	₹ 3,56,591	₹ 0
40	₹ 93,64,569	₹ 93,64,569	₹ 0	₹ 0	₹ 93,64,569	₹ 0
41	₹ 3,51,668	₹ 0	₹ 0	₹ 3,04,918	₹ 3,04,918	₹ 46,750
42	₹ 3,07,03,936	₹ 29,14,950	₹ 0	₹ 2,77,88,986	₹ 3,07,03,936	₹ 0

Accountant Details

Accountant Details

Name	Mehernosh Dara Dumasia
Membership Number	042473
FRN (Firm Registration Number)	0102790W
Address	6A-11, SEVA SAMITY NAGAR, NEAR SH ANMUKHANANDA HALL 19-Maharashtra, 91-India, Pincode - 400037
Place	49.36.113.50

Date

17-Sep-2022

Additions Details (From Point No.18)

Description of the Block of Assets/Class of Assets	Sl. No.	Date of Purchase	Date put to Use	Purchase Value (1)	Adjustments on Account of			Total Value of Purchases (B) (1+2+3+4)
					CENVAT (2)	Change in Rate of Exchange (3)	subsidy or grant or reimbursement, by whatever name called (4)	
Furnitures & Fittings @ 10%								
	No records added							
Description of the Block of Assets/Class of Assets	Sl. No.	Date of Purchase	Date put to Use	Purchase Value (1)	Adjustments on Account of			Total Value of Purchases (B) (1+2+3+4)
					CENVAT (2)	Change in Rate of Exchange (3)	subsidy or grant or reimbursement, by whatever name called (4)	
Plant and Machinery @ 15%								
	1	14-Nov-2021	14-Nov-2021	₹ 1,73,69,968	₹ 0	₹ 0	₹ 0	₹ 1,73,69,968
	2	07-Sep-2021	07-Sep-2021	₹ 1,09,49,205	₹ 0	₹ 0	₹ 0	₹ 1,09,49,205
Description of the Block of Assets/Class of Assets	Sl. No.	Date of Purchase	Date put to Use	Purchase Value (1)	Adjustments on Account of			Total Value of Purchases (B) (1+2+3+4)
					CENVAT (2)	Change in Rate of Exchange (3)	subsidy or grant or reimbursement, by whatever name called (4)	
Plant and Machinery @ 40%								
	1	11-Jun-2021	11-Jun-2021	₹ 16,84,644	₹ 0	₹ 0	₹ 0	₹ 16,84,644
	2	02-Dec-2021	02-Dec-2021	₹ 7,00,119	₹ 0	₹ 0	₹ 0	₹ 7,00,119

Deductions Details (From Point No.18)



Date: 31st January, 2023

To,
THE HON. SECRETARY / CHAIRMAN,
"VISHWA KUTIR CHSL"
SHANKAR GHANEKAR MARG
DADAR (WEST)
MUMBAI – 400 028

Sub: Tender Submission for Redevelopment of the "VISHWA KUTIR Co-Operative Housing Society Ltd"

Sir,

We are submitting herewith the containing Financial Offer with all other relevant annexure and DD of Rs. 1,00,000/- (One Lakh Only) bearing no. 500279 dated 31.01.2023 drawn in your favour from ICICI Bank on towards Earnest Money Deposit above referred Tender.

Please receive the above and acknowledge the receipt of it.

My contact details area as below:

Mobile No. 9820210019

E mail Id : ramesh@mayfairhousing.com

Thanking You

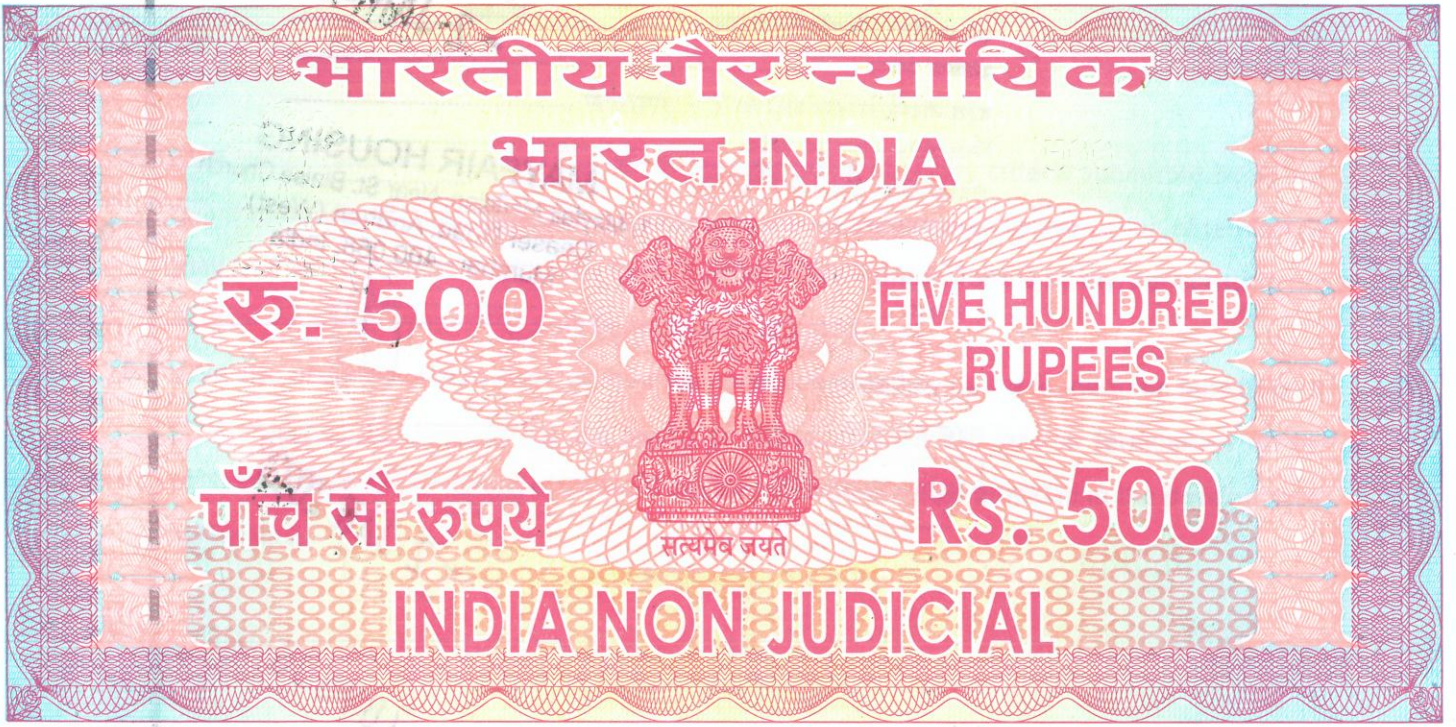
For Mayfair Housing

Ramesh Tank

DGM



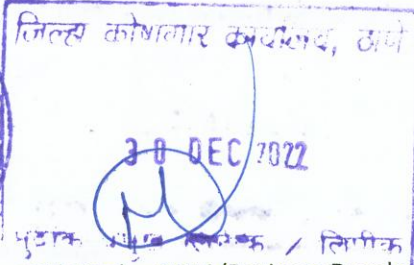
THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/HGN/HSG/(TC)487/DT 89-90)
802, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.



महाराष्ट्र MAHARASHTRA

2022

BU 726031



AFFIDAVIT

I Mr. Ramesh Tank - DGM (Business Development Department) appointed as the authorized signatory of the tender document for the work as per the tender, do hereby solemnly affirm & state on the behalf of the tenderer including its constituents as under

1. I/We the tenderer(s) am / are signing this document after carefully reading the contents.
2. I/We the tenderer(s) also accept all the conditions of the tender.
3. I/We declare the eligibility of our firm/company as per the criteria laid down in the Qualification for the bidder-builder of the tender.
4. I/We declare & certify that I/We have not made any misleading of false representation in the forms, statements & attachments in proof of the qualification requirement.
5. I/We also understand that my/our offer will be evaluated based on the documents/credentials submitted along with the offer & the same shall be binding upon me/us.
6. I/We declare that the information & documents submitted along with the tender by me/us are correct & I/We are fully responsible for the correctness of the information & documents submitted by us.

पुस्तक विप्रेषण नॉंदयही अनुमतिनांक

दिनांक

- 2 JAN 2023

पुस्तकाचा प्रकार

पुस्तक नॉंदयही कसबाच आहे का ? :- होय/नाही

निवडकर्त्याचे पत्ता

पुस्तक विप्रेषण वेळापत्राचे नांव व पत्ता

पुस्तकाचा पत्ता

हस्त अक्षरांचा स्वरूप नांव/पत्ता

हस्त लेखी

पुस्तकाचा विप्रेषण नॉंदयही सही (प्रमाणित आर. पु.)

पुस्तक विप्रेषण पत्ता - आदेशक कृपा, शांती मार्ग, मीरा रोड (पूर्व), पुणे.

पुस्तकाचा क्रमांक ९२०९०९३

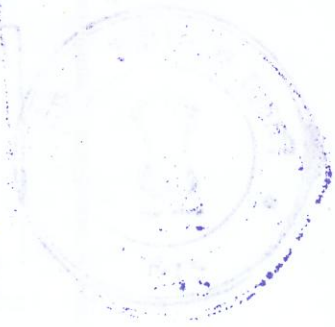
MAYFAIR HOUSING

1, Mayfair Meridian, Near St. Blaise Church
Ceaser Road, Andheri (West),
Mumbai - 400 058, India

पुस्तक संप्रेषण वेळापत्राच्या माध्यमातून पुस्तकाचा विप्रेषण करणे

- 2 JAN 2023

789896



7. I/We understand that if any of the certificates regarding eligibility criteria submitted by us are found to be forged/false or incorrect at any time during the process for evaluation of tenders, it shall lead to the forfeiture of tender EMD. Further, I/We Ramesh Tank & all my/our constituents understand that my/our offer shall be summarily rejected.
8. I/We also understand that if any of the certificates submitted by us are found to be false/forged or incorrect at any time during the award of the contract, it will lead to termination of the contract, alongwith forfeiture of EMD/SD besides any other action provided in the development Agreement.



Signature

I/We above name tenderer do hereby solemnly affirm & verify that the contents of my above affidavit are true & correct. Nothing has been concealed & no part of it is false



Ramesh Tank

Place: Mumbai

Date: 31.01.2023

TENDER DOCUMENT
FOR
PROPOSED REDEVELOPMENT
OF

**VISHWA KUTIR
COOPERATIVE HOUSING SOCIETY LTD.**

PROPOSED REDEVELOPMENT UNDER REG. NO.
33(7)B OF DCPR 2034

ON PLOT BEARING F.P.NO. 892, TPS IV
OF MAHIM DIVISION, G NORTH WARD
SHANKAR GHANEKAR MARG,
DADAR WEST, MUMBAI 400 028

THE VISHWA KUTIR CO-OP. HOUSING SOCIETY LTD.
(Regn. No. BOM/WGN/HS2/(TC)4874 of 31/1/90)
892, SHANKAR GHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

BIDS ARE HEREBY INVITED FROM THE BUILDERS FOR THE RE-DEVELOPMENT WORK OF THE VISHWA KUTIR COOPERATIVE HOUSING SOCIETY LIMITED AT PLOT BEARING F.P. NO. 892, TPS IV OF MAHIM DIVISION & WARD NO. G NORTH, MUMBAI 400 028 TOGETHER NAMELY VISHWA KUTIR COOPERATIVE HOUSING SOCIETY LIMITED & ADMEASURING A PLOT AREA AS PER P. R. CARD OF 1,672.54 SQ. METERS & REGISTERED UNDER THE MAHARASHTRA COOPERATIVE SOCIETIES ACT OF 1960 (AMENDED) AS VISHWA KUTIR COOPERATIVE HOUSING SOCIETY LIMITED (HEREINAFTER KNOWN AND REFERRED TO AS SOCIETY). A TURNKEY PROJECT UNDER REG. NO. 33 (7) B OF MUMBAI DCPR 2034 WITH ALL RESPONSIBILITIES INCLUSIVE OF ALL ARCHITECTURAL, STRUCTURAL ENGINEERING SERVICES / DESIGNS, STATUTORY SANCTIONS FROM STATUTORY & LOCAL AUTHORITIES & CONSTRUCTION OF THE NEW BUILDING/S, UP TO HANDING OVER THE POSSESSION OF THE NEW BUILDING TO THE SOCIETY WITH OCCUPATION CERTIFICATE FOR ALL THE FLATS & UNITS & THE COMPLETION CERTIFICATE FOR THE NEW BUILDING/S ETC.

A) QUALIFICATIONS FOR THE BIDDER-BUILDER:

A) Bidder-Builder should be a builder established on or before 31-03-2012, regularly carrying out the development/ re-development of residential complexes under Regulation no. 33 (7) B or such other provisions of Development Control Regulations for Greater Mumbai.

B) Bidder-Builder must have an annual financial turnover (excluding the cost of land, plant & machinery etc) of Rs.200/- Crores or above for works of development / re-development of residential buildings during the last 10 years ending 31st March 2022.

C) Bidder-Builder must have completed the Development of at least five residential buildings with an Occupancy Certificate, under Development Control Regulations for Greater Mumbai having a total built-up area of about 5,00,000 sq. ft. within the last 5 years from 31st March 2017.

D) Bidder-Builder must be a private limited company or a limited Company or a partnership firm or a limited liability partnership firm duly registered under the provisions of the Indian Companies Act, in force or the Indian Partnership Act, 1932, or the Limited Liability Partnership Act, 2008, respectively & having its registered office in Mumbai city.



B) RESTRICTIONS OF CERTAIN ACT ON THE BIDDER-BUILDER/DEVELOPER:

A) Bidder-Builder shall not either directly or through any other person or party, offer, promise or give to any of the members of the society or any agents, broker, or, intermediary, any benefit in cash or kind to obtain the award of a contract under this tender or to obtain any advantage in relation thereto during the tender process or during the execution of the contract that may be awarded.

B) Bidder-Builder shall not either directly or indirectly enter into any undisclosed agreement in any form or understanding with other Bidders-Builders for the fulfillment of the qualifications for the bidder-builder about but not limited to prices, specifications, technical, financial, expertise, certifications, subsidiary contracts, submissions, or, non-submissions of bids or any other actions to restrict competitiveness in the bidding process.

C) Bidder-Builder shall not directly or indirectly use improperly or pass on to others any information or document or material provided by the Society or its officers/ consultants regarding the title, plans, technical proposals, communications, internal meeting details, including information or communications transmitted electronically, for purposes of competition or for obtaining a contract or otherwise.



C) RESTRICTION OF RELATIONSHIP: -

Bidder-Builder is required to disclose whether the Director / Key Managerial Personnel/Partner is a relative of any Member of the Society or whether the Bidder-Builder is a Firm or a Company in which the Member of the Society or his relative is a Director / Key Managerial Personnel /Partner or is any other Partner/Director/ KMP of such a Firm/company or the Bidder-Builder is a private company in which Member of the Society is a stakeholder member or director, (the list of relatives(s) for this purpose is given below)

LIST OF RELATIVES: -

A person shall be deemed to be a relative of another if any & only if any of the Director /Partner is so related to the member of the society that,

- i) He/She/They are members of a Hindu Undivided family or
- ii) He/She/They are Husband & Wife or Son (including Step Son) or Daughter (including Step Daughter) or Father's Mother or Mother's Father or Son's Wife or Son's Daughter's Husband or Daughter's Son or Daughter's daughter or Brother (including Step Brother) or Sister (including Step Sister).
- iii) The one is related to the other in the manner indicated below.

1)	Father		2)	Mother (including Step Mother)	
3)	Son (including Step Son)		4)	Son's Wife	
5)	Daughter (including		6)	Father's Father	

	Step-Daughter)				
7)	Father's Mother		8)	Mother's Mother	
9)	Mother's Father		10)	Son's Son	
11)	Son's Wife		12)	Son's Daughter	
13)	Son's Daughter's Husband		14)	Daughter's Husband	
15)	Daughter's Son		16)	Daughter's Son's Wife	
17)	Daughter's Daughter		18)	Daughter's Husband	
19)	Brother (including Step Brother)		20)	Brother's Wife	
21)	Sister (including Step Sister)		22)	Sister's Husband	

In case of, yes, the general body of the society with a 3/4th majority shall decide whether or not to open & consider the bid of such bidder-builder.



D) BASIC DATA / INFORMATION ABOUT THE SOCIETY'S PROPERTY

Sr. No.	Description of Items	Data
1.	Name of the Society	Vishwa Kutir Cooperative Housing Society Limited.
2.	Plot No. & Ward	F.P.NO. 892, TPS IV OF Mahim Division G North Ward, Dadar West, Mumbai 400 028
3.	Access Road	As per D. P. Remark 2034 90'.00" (27.45 mt.) wide Shanker Ghanekar Marg & Datta Raul Marg
4.	The city with Pin Code	Mumbai 400 028
5.	Proximity	Opp. Gokhale Road (South) Municipal School & Near Datta Raul Maidan
6.	Ownership	Free Hold Land - P. R. Card in the name of Vishwa Kutir Cooperative Housing Society Limited.
7.	Date of Construction	1978
8.	Society Registration No.	BOM / WGN / HSG (TC) / 4874 / 1989 - 90
9.	Date of Society Registration	10th May 1990
10.	Plot area as per PRC	1,672.54 Sq. mt.



11.	Plot area in possession (as per Total Station Survey)	1,714 Sq. mt.
12.	Details of the Building	Ground + 3 upper floors + Part 4th Floor
13.	FSI Consumed	As per the last amended plan approved by MCGM, Approximately the entire 1.33 FSI as the per old DCR is utilized.
14.	Existing no. of Society Units	48 Residential & Non-Residential Units as per society records
15.	Existing approved carpet area of members/occupants to be re-housed.	2,159.87 Sq. mt. (including all Residential & Non-Residential Units)
16.	Existing Built - up area of members/occupants to be re-housed.	2,302.96 Sq. mt. (including common staircase area & 10% Balcony area free of FSI as per the then DCR)
17.	Zone as per D.P.	R - Zone
18.	Reservations or Set Backs	Road set-back is merged on site
19.	Special Permissions or restrictions	Metro Alignment
20.	Applicable Policy	Reg. No. 33 (7) B of DCPR 2034 with permissible FSI 3.0 incl. incentive to

		tenants + 35% Fungible over & above
21.	Permissible FSI as per DCPR 2034	1.33 Base FSI +0.84 add. Premium FSI +0.83 Admissible TDR = 3.0 Permissible FSI
22.	Total Permissible Built-up area as per DCPR 2034	5017.62 Sq. mt.
23.	Cost of Redevelopment Project	Rs.100 Cr. Approximately
24.	Documents to be made available to the successful bidder (Developer)	<ol style="list-style-type: none"> 1. All Outgoing Charges (Electrical, water, assessment, land tax, etc.) 2. List of existing members/occupants of the society with their approved Carpet Area 3. Copy of Conveyance Deed 4. Assessment Copy <p>All Statutory outgoings & dues are to be borne by the society till the date of execution of the Development Agreement & No Due certificate is to be obtained from the concerned Authorities by the Society.</p>

E) SELECTION PROCESS OF BIDDER / BUILDER:

Upon receipt of bids from bidder/builder & upon considering all the criteria, the following shall be terms & conditions for the selection process of developer for redevelopment

1.	Selection of the Developer	The Selection of the Builder shall be done through a process as per Maharashtra Govt. Directive No. CHS 2007/CR554/14C Dt. 03/01/2009 & amended on 4 th July 2019 or applicable law & also as per the additional criteria laid down by the General Body of the society.
2.	Scrutiny Process	<p>a) The complete filled tender document submitted in a sealed envelope by the bidders shall be submitted to the society office on the given date & subsequently the tenders will be opened in front of Authorized representatives of bidders & members of the society desirous of remaining present can remain present for the meeting as observers</p> <p>b) The Society & the PMC may in order to aid the scrutiny process,</p>

		<p>ask or call upon the bidders to clarify their bids or submit further information if required by the PMC to have a proper evaluation of their bids</p> <p>c) The PMC will prepare the comparative charts of all bids as per the offers received & other important inputs given by the Society</p> <p>d) The tender documents as submitted by the Bidders shall be scrutinized & evaluated by the Society & PMC for their offer for additional area, hardship compensation fund, rent, amenities, etc.</p> <p>e) The Developer's reputation & job profile of completed / under construction projects etc. especially of similar types of projects, the financial status shall also be considered for selection of the bidder as the Developer.</p>
3.	Right to Accept or Reject one Or All Tenders	The Society reserves the absolute right to reject one or all highest or lowest tenders without assigning any reasons.

	Received by the Society	
4.	Appointment of Developer & remedy against non-cooperating members	The Developer shall be appointed to undertake the re-development project with the consent of 51% or more members. Developers shall, at their costs & expenses undertake legal remedy against non-cooperative members/occupants

F) TERMS & CONDITIONS OF REDEVELOPMENT:

1.	Available FSI	The offer for Quotation is as per the present Reg. No. 33 (7) B of DCPR 2034. In case there is an upward revision of FSI or incentive for the rehab component of the project before the construction of the plinth, the benefit of additional FSI by way of upward revision of area shall be availed to the existing members or if the upward revision of FSI or incentive for the rehab component of the project after the construction of the plinth, the benefit of additional FSI by way of upward revision of corpus /compensation shall be availed to the
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		existing members as per the then prevailing rule.
2.	The cost of the Total Project is to be borne by the Developer	<p>The Developer shall complete the total project at his own cost including but not limited to the following costs: -</p> <ul style="list-style-type: none"> a) Cost of preparing the redevelopment scheme, plans & submissions to MCGM & updating of record of rights, & the title search of the property b) Costs & fees of the consultants of the project appointed by the Developer c) For 'Alternate Accommodation Rent', the Developer shall provide <ul style="list-style-type: none"> i. to each Residential Occupant, a monthly compensation of a minimum of Rs.125/- per sq. ft. on the existing member's approved carpet area ii. to each Commercial Occupant, a monthly compensation of a minimum of Rs.250/- per sq. ft. on the existing member's approved

		<p>carpet area</p> <p>The rent for the first 12 months along with a rent deposit & thereafter, an increase of 5% on the compensation paid of the preceding terms of 12 months handed over to the society in the name of each member after obtaining Intimation of Disapproval (IOD) from MCGM & before vacation of the unit by the member. This rate should be applicable for a period of one year from the date of signing the Development Agreement & in case of delay the same shall be increased as per the then prevailing market rate. The rent is to be paid in advance for 12 Months & in advance thereafter for each subsequent 12 months.</p> <p>d) The Developer shall provide one month's rent (as per the provisions mentioned above), on vacation as brokerage & also separately pay a minimum of Rs.25,000/- as</p>
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shifting charges to each member. The Developer shall pay stamp duty & reasonable legal charges for rented flats to be taken by the members as temporary alternate accommodation

- e) The 'Corpus Fund' of a minimum of Rs. 2,000/- per sq. ft. on the existing member's approved carpet area shall be provided to each & every member of the Society. 20% of the above-said amount of the Corpus Fund is to be paid in advance to the member at the time of vacating their respective unit & the remaining 80% of the above-said Corpus Fund amount is to be paid at the time of hand over of the possession of the new unit to the member.
- f) Security deposit amounting to Rs 2 Crores to be given to the Society in form of Demand Draft/pay order at the time of execution of the development Agreement upon successful completion of

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the entire project with OC and handover of the possession of the unit to each member. The above said security deposit shall be refundable by the Society to the Developer without interest only after the completion of the defect liability period of 36 months after obtaining OC

- g) All the liabilities of all taxes like Municipal property taxes, service tax, GST, VAT, any Government Levies, etc., all outgoings such as electricity bills, water bills, security & maintenance of society's land & building post-IOD period till BCC or O.C.
- h) Legal charges towards the cost of documentation, stamp duty, registration, etc. of both the parties even for the Development Agreement & individual agreement with extra offered area shall be borne by the Developer only
- i) Total cost of labour, material, construction, deposits & insurance

		<p>amounts, etc.</p> <p>j) Total cost of Incentive. TDR & Fungible FSI</p> <p>k) Cost of premiums scrutiny fee, process charges, surveys payable to MCGM or other concerned authority</p> <p>l) Costs fees & charges & liasioning expenses for the project for all statutory approvals, and local problems & at the office of MCGM, Dy. Registrar's office or any other Government or Semi-Government Offices or Local Self Government or Legal expenses</p> <p>m) Cost regarding Road Set back area if occurs. All the costs of statutory expenses, payments/ charges/ deposits/ penalties, etc. to be made to the statutory body, etc.</p> <p>n) All the liabilities of taxes & outgoings & society liabilities between the period of the IOD to the OC & possession of the new building. (Possession to be given to existing members only after</p>
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		<p>obtaining Occupation Certificate from MCGM)</p> <p>o) Total cost of all Developer's consultants for completion of the project</p> <p>p) All legal costs & Legal Consultant's fees to be reimbursed to the society including Society's Advocate's Fees & Society's Architect / Project Management Consultant as incurred right from their appointment by the Society.</p> <p>q) Cost for clearing all liabilities, dues, outstanding, etc. from the date of Development Agreement & before handing over the building to the Society and or before conveyance of the Society.</p> <p>r) The value of salvage material received shall be credited into the Developer's account</p> <p>s) The total cost & penalties arising out of errors, omissions, defaults, contravention of any prevailing laws, or breach of any laws etc.</p>
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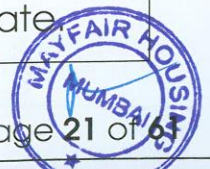


		by the Developer t) The Society shall not contribute to any cost of the redevelopment project.
3.	MahaRERA registration	The Developer shall follow MahaRERA norms laid down by the Government of Maharashtra & register the project accordingly
4.	Society Resolution for Approval of Developer along with Terms & Conditions	<p>a) The Society shall pass a resolution in the SGM for acceptance of the Developer's offer & terms & conditions. Letter of Intent shall be given to the Developer along with the true copy of these resolutions after receipt of NOC from Dy. Registrar</p> <p>b) The Developer shall start planning for the project including the preparation of plans, acquiring of necessary documents for preparation of the Development Agreement, preparation of draft development agreement, logistic arrangements, etc.</p> <p>c) After the preparation of plans the developer shall give a copy of the plan to the Society & its Architect</p>



		<p>/Project Management Consultant for approval</p> <p>d) After issuance of the Letter of Intent by the Society & pending execution & registration of the Development Agreement, shall constitute a binding contract between the Society & the Developer</p>
5.	Indemnity to Society & its members	<p>a) The Developer shall at the time of execution of the Development Agreement execute & handover to the society Registered Undertaking on stamp paper for not contravening any development laws, rules, or procedures & also for not contravening any law of the land or under any statute</p> <p>b) The Developer shall also be required to indemnify the Society & its office bearers including committee members from any civil or criminal liabilities arising out of any act of commission or omission committed by the Developer.</p>

		<p>c) The Developer shall follow all laws including but not limited to statutory rules, labour laws, Insurance laws, all Acts of Central Government, all Acts of State Government, all Acts of MCGM & the Collectors, related to redevelopment</p> <p>d) The Developer shall follow all safety measures & standard practices of construction to ensure the safety of workmen, visitors, society members & passing public, neighborhood, etc. so far as related to the re-development project at the said property. It shall be the responsibility of the Developer & the respective professionals on record appointed by the Developer, to ensure that all the necessary safety measures are taken on-site & its immediate surroundings, especially regarding workmen engaged, as directed in part -7, Constructional Practices & Safety, National Building Code of India, as amended up to date</p>
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		e) Developer shall not allow any unreasonable indebtedness or borrowings to accrue to his contractors or sub-contractors, Engineers or site supervisors, creditors or suppliers, or others & shall not fail to pay or discharge their financial liabilities & shall indemnify the Society & its members in respect thereof
6.	Declaration regarding any legal disputes	The Developer should declare/inform in writing about the present & past legal cases or legal proceedings with any third party or parties, including but not limited to, other land owners/tenants / Society / Society members / I.T. Raids or Prevention of Money Laundering Act (PMLA) proceedings, cheque bounce proceedings, any civil or criminal proceedings ,either against the Developer or its partners/directors / Key Managerial personnel
7.	Title of land, ownership of new building & possession of the Property with the	a) The Title of land & possession of the said Property shall always remain with the Society notwithstanding any conditions, mentioned anywhere else.

society	<p>accept the flats/units in the sale component barring the flats /units being mortgaged to society.</p> <p>b) The Developer shall have permission & permissive entry into the said property to reconstruct the new building as per provisions of the tender & Development Agreement</p> <p>c) The Developer shall have only development rights on the property to facilitate the development work as approved by the Society. All statutory approvals are to be obtained in the name of the society. The possession & ownership of the property shall always remain with the Society</p> <p>d) The Developer shall not be permitted to mortgage or pledge Society's assets or create any third-party interest in any manner whatsoever except for the flats in sale component after granting of Commencement Certificate (C.C).</p>
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8.	Restriction on Transfer or Project/ Rights under the Standard Contract	The Developer shall not be permitted to subcontract/ transfer benefits of this tender or the development proposal or development agreement to any other company, any other third party, or any other entity & shall not be permitted to change the constitution of the company, directors or partners or any alteration of the status of the company after appointment of the successful bidder as the Developer.
9.	Termination of Contract	Without prejudice to the terms as shall be decided in Letter of Intent / Development Agreement ,the society shall reserve the right to cancel/terminate the Letter of Intent / Development Agreement for Non-compliance or breach of terms stated in the Letter of Intent / Development Agreement entered into with the Developer, including & not limited to: a)any suppression of information, wrong information or misleading information, non-compliance of the prevailing laws, non-disclosure of civil/criminal proceedings, non-disclosure & / or submission of wrong information of



		<p>financial statements, etc. willful or otherwise.</p> <p>b)After execution of the development agreement & procurement of IOD, the project shall be strictly completed within the period of 36 months from the date of IOD</p>
10.	Re-construction Plans & approval	<p>a) The Developer shall prepare sketches; plans, etc. for the new building & submit them to the PMC & the Society for suggestions/comments/approval before the finalization of the Development Agreement. The Developer shall plan the project in such a way that the members are de-housed for a minimum period & rehoused in their new flats as early as possible</p> <p>b) The Developer shall plan all the floors, prepare elevation, etc. submit two copies to society for approval. Obtain approval from the PMC & Society on one copy which will be attested by the PMC & the committee members with their seal before the submission for</p>

		<p>approval of drawings to the concerned Government authorities. The final plan shall satisfy all the requirements of the society & members</p> <p>c) All the specifications & types of construction shall be as approved by Society's Architect / PMC</p> <p>d) Any changes or amendments to plans approved by the society shall be carried out with the express written permission from the Society</p>
11.	The Agreement with the Society along with limited Power of Attorney	<p>The Development Agreement & individual Agreement shall be finalized before the plans are submitted to MCGM. Registered Individual Agreements shall be executed on receipt of IOD but before vacating the members from their respective flats.</p> <p>The cost of stamp duty & Registration of the new flat shall be borne by the developer</p>
12.	Correspondence & Approvals obtained from all statutory	<p>a) The Developers shall submit a true copy of all correspondence entered into with statutory authorities, permissions obtained,</p>



	authorities	<p>approvals, IOD, IOD Plans, CC, OC, & BCC to the Society</p> <p>b) On completion of the project all original documents shall be handed over to the society for their record</p>
13.	Purchase & loading of compensatory Fungible FSI.	The compensatory Fungible FSI shall be purchased in the name of Society & loaded on the plot after the development agreement is registered along with general power of attorney.
14.	Vacant possession of member's existing units.	<p>a) The member of the society will vacate their respective units/premises to the developer only after the issuance of written notice by the Developer along with a copy of the requisite I.O.D & the final building plans duly approved by the PMC & Society</p> <p>b) The Developer shall give a minimum of one months' notice before it requires the vacant possession of the entire building on obtaining IOD with approved plans.</p> <p>c) The Developer shall extend all assistance required for relocation</p>

		<p>& re-housing of the members</p> <p>d) Before the Developer seeks the possession of the existing unit of the members, the Developer shall pay necessary compensation as set out in the development agreement towards alternate accommodation rent, brokerage, shifting charges & stamp duty for alternate accommodation, corpus, etc along with tripartite individual agreements with the developer along with final allotment of new redeveloped unit shall be registered before handing over vacant possession of existing units.</p>
15.	Activity Schedule	<p>The Developer shall submit & adhere to a detailed bar chart, activity schedule & related timeline for the project to PMC & the Society with a timeline covering all activities starting from signing of the Development agreement till obtaining of B.C.C. / O.C. & handing over possession to all existing members including agreements with existing members, with stamp duty paid, etc.</p>

16.	Demolition of the vacant Building	a) The building will be demolished only after IOD is received by the Developer for the rehabilitation building/ wing
17.	Site Office & Site in charge	<p>b) The Developer shall maintain proper site-office</p> <p>c) The Developer shall employ a dedicated, full-time qualified Civil-Engineer exclusive for this project with a minimum of 10 years' experience & for the entire period of development work</p>
18.	Assistant at Site	The Developer shall also appoint one assistant at the site to receive all post, couriers, parcels, guests, etc. of existing members & assist them with any difficulties faced by them due to temporary re-location. The Developer shall also construct on temporary post room during the reconstruction period
19.	Contractor, Sub-Contractor & Other agencies	The Developer shall employ /appoint only reputed & experienced contractors for the execution of the entire re-development work. The profile of the contractor shall be submitted to the PMC before the appointment of the contractor. The Society reserves the

		<p>right to reject any contractor or agencies that are not found suitable by PMC & Society for the intended development work. The developer should ensure that the contractor deploys sufficient manpower to maintain the smooth work progress. It will be the developers' responsibility to ensure & maintain the progress of the project as per the approved plans & activity timeline submitted</p>
20.	The discrepancy in construction / Test Reports / Rights of PMC	<p>a) The Society's Architect / PMC shall be entitled in consultation with the Society to halt the work if any discrepancy is noticed in construction work and/or the material used for the same is not Satisfactory and/or the terms of the development agreement are not adhered to or if the Developer is found in breach of the terms of the Development Agreement.</p> <p>b) The Developer shall provide all original test certificates or mechanical lab testing results procured for various materials from reputed Material Testing</p>

		<p>laboratories & the cost for the same shall be borne by the Developer</p> <p>c) Periodic Tests especially that of the concreting done at every stage of work from reputed Material Testing Laboratories shall be obtained as per the relevant Indian Standards as given in the National Building Code at the cost of the Developer. The Society & its Architect / PMC reserve the right to ask for any kind of testing regarding the work or material to ensure the quality.</p> <p>d) If required on request of PMC for verification, the Developer shall uncover any part of the work / or make an opening in or through the same & shall reinstate the same at the cost of the Developer</p> <p>e) Society's Architect / PMC reserves all rights to cross-check the submitted documents/ papers / plan with a related source at their discretion</p>
21.	Liquidated Damages	Breach of the terms of Development Agreement shall make the Society



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23.	Individual Agreement	<p>The individual agreements of the members with the Developer along with the final allotment of flats shall be registered before vacating their respective unit. The cost of stamp duty & Registration of each of such new or proposed flats/units shall be borne by the developer</p>
24.	Incorporation of new members	<p>a) The Developer shall inform the Society in writing of the addition of all the new members(saleable component that remains with the Developer) within 30 days from the date of issue of such each allotment letter/s & after the Developer complies with all the terms & conditions in full as per the applicable regulation</p>

		<p>b) The new members shall be inducted by the society only after the possession of all the flats is handed over to the existing members & on obtaining OC from MCGM & on completion of all legal formalities by the Developer</p> <p>c) The Society has funds under various accounting heads. The Developer shall before handing over the possession of the flats/units to the new members, be required to equally match these funds by depositing additional funds to the Society, on all such account heads on behalf of the new members he proposed to be inducted into the society</p>
25.	Period for Fit-out / Furniture to existing Members	The fit-out period for furniture & fixtures of a minimum of 2 months before final possession of new allotted flats/units to the existing members, before the existing members are asked to vacate the rented flats & take over the new flats.
26.	Right to Common areas	The rights to the common terrace, common area & open spaces shall

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		always remain with the Society's property
27.	Parking	The Developer shall provide parking as per the prevailing DCPR 2034 to the existing members free of cost
28.	Insurance	<p>a) The Developer shall take adequate third-party insurance. The insurance shall be renewed by the developer for the full completion period of the project up to OC</p> <p>b) The Developer shall take out the workman compensation policy & insurance for his labor, workmen & employee as per the relevant statutory act.</p> <p>c) The Developer shall indemnify Society & remain solely responsible for any accidents or injuries under Workman Compensation Act & all or any Labor Act.</p> <p>d) No dispute between the developer & workmen & the contractor & consultants shall withhold the construction work. The Developer shall take all precautions while entering into a</p>

		<p>contract with contractors & consultants</p> <p>e) The terms of Development agreements shall supersede all contracts including any contract entered into by the Developer with any 3rd party regarding the development of the Society's property. In any dispute, the Society shall be entitled to specific performance of the contract or seek damages in lieu of non performance.</p>
29.	Security for Defect liability	<p>In case any structural defect or any other defect in construction, in workmanship, quality, provision of services, or any other obligations of the developer as per the development agreement are observed by the Society within a period of 36 months from the date of handing over of the possession to the members of the Society, it shall be the duty of the developer to rectify such defects without any further charges, within sixty days from the date of reporting/notice from society & if the developer fails to rectify the such defect</p>



		within such time, the society shall be entitled to rectify the same at the cost of the developer & in addition, the society shall be entitled to receive appropriate compensation
30.	Financial Liability	The Developer shall not be entitled to raise any financial assistance from the banks or financial institutes either on Society's flats or on its saleable flats to finance the redevelopment of Society's property. The Developer has to arrange his funding for redevelopment & shall not be permitted to induct any new partnering entity for the purpose
31.	Unsold Flats	On handing over possession of the flats/units to the existing members, the Developer shall become a member of the society for unsold flats & shall pay all statutory dues/maintenance for unsold flats until new member /s starts to pay after taking individual possession of their flats
31.	Safety Measures	The Developer shall take all necessary precautions to provide safety & prevent accidents at the site, both to person & property. The Society shall have the power to require the Developer to

		adopt measures such as helmets, safety belts, etc. to ensure the above requirements. The society shall not be responsible for any damage & consequences resulting from non-compliance with safety requirements. The developer shall indemnify the society against any such directions / penal action as per existing law
33.	Provision of adequate water supply	The developer shall provide adequate water supply for the use of laborers & shall arrange to make necessary sanitation arrangements by providing workers WC. All charges on these accounts shall be borne by the Developer & shall make arrangements for conservancy & sanitation according to the rules of local public health & medical authorities
34.	Property of the Society	Any dealing between the Developer & the buyers of the saleable area shall not abrogate or adversely affect the rights & the benefits of the existing members of the society & the proposed new building as also all the developed / undeveloped / constructed properties will be the property of the society

		subject to the applicable laws
35.	Other Details	Shall be mutually agreed upon for the speedy completion of the project.

G) SPECIFICATIONS:

1.	Construction Specifications	<p>a) The total construction shall be as per the relevant Indian Standard Code of Practice & as per the provisions of the National Building Code & as specified by the PMC</p> <p>b) The Construction of the building shall be earthquake resistant as per the relevant zone as per I.S. codes of practice for building construction, & requirements of earthquake-resistant design for seismic forces</p> <p>c) All requirements of MCGM & all the statutory bodies shall be Strictly Followed</p> <p>d) The structural design shall comply with Indian Standard Codes of structural design for structural safety, seismic safety, and against cyclone/wind storms as listed below and as amended up to</p>
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		<p>date:</p> <ul style="list-style-type: none"> i. Indian Standard Code of Practice for Earthquake Resistant Design IS1893, IS4326 ii. Indian Standard Seismic Code of Practice for Seismic Design IS1893 (Part1):2002 iii. Indian Standard Code of Practice for Wind Pressure (IS:1875 Part 3- 1987) iv. IS Code as would be made applicable by the Bureau of Indian Standards from time to time <p>e) The structural design shall also be approved by the Structural Consultant appointed by the Developer.</p> <p>f) 53 Grade Portland cement, river sands, or its alternative, Steel & all construction materials shall be used as specified by the Structural Consultant & as per the relevant IS code of practice & as per the National Building Code</p> <p>g) The finishes/fixtures/fittings shall be of the same brand & quality for</p>
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		both existing members & sale flats & shall be of reputed brands approved by the Society's Architect
2.	Geological Soil Investigation	The Developer shall carry out a geological soil investigation for deciding the right type of foundation, founding strata & levels
3.	Temporary Accommodation to workman	The Developer shall provide hygienic & proper temporary accommodation for all its workmen as per the requirement of its statutory authority
4.	Waterproofing Guarantee	The Minimum guarantee for waterproofing work for the entire construction & all levels shall be 10 English calendar years after completion of OC. This Guarantee shall be executed on legal stamp paper & shall be registered under the appropriate provisions governing contracts.
5.	Overall Guarantee	The Overall guarantee/warranty for the entire development work shall be a minimum of 36 months from OC. This guarantee/warranty shall include all works done by the Developer including flooring, painting, plumbing, electrifications, lifts & firefighting systems



		etc. from the date of the Occupation Certificate but excluding the waterproofing guarantee as mentioned above which has to be of 10 English calendar years after completion of OC
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H) WISHLIST & AMENITIES:

1.	Modern Amenities	<p>1) The Developer shall provide a list of amenities offered by him with Brand/Company name, Quality & specifications.</p> <p>2) Floor to Floor height shall not be less than 10'</p>
2.	Wish List / Requirements of Society in Brief	<p>1) Common Amenities:</p> <p>a) Decorative Entrance Lobby shall be with Italian Marble, Granite & Vitrified tiles of reputed Brand</p> <p>b) Ground formation level shall be a minimum of 600mm above road level</p> <p>c) Two Automatic High-Speed elevators & fire lifts as per norms per wing of reputed make like Schindler or Otis or Hitachi or equivalent brands with the automatic down collective system.</p> <p>d) Adequate lights in the staircase & common lobby area.</p>

	<p>e) Intercom for Security (From Gate/Entrance Lobby to Flat) & area surveillance.</p> <p>CCTV Surveillance systems for the complete surrounding area connected to the central security room on the ground floor</p> <p>f) large capacity underground & overhead water storage tank with bore well & dual water supply system as per BMC Norms</p> <p>g) Firefighting System & equipment along with refuge area as per CFO norms</p> <p>h) Firefighting requirements for water storage tank as per statutory requirements</p> <p>i) Rainwater Harvesting/bore water, Solar Panels to be provided as per norms</p> <p>j) Indoor Games room, Gymnasium, well-equipped fitness center, washroom, change room, etc. as specified.</p> <p>k) Society office with toilet</p> <p>l) Security room with toilet & surveillance equipment</p>
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	<p>THE VISHWA KUTIR CO-OP. HSG. SOC. LTD. (Regn. No. 80/MWGN/HSG/(TC)4874 of 89-90) 80, SHANKAR CHAVANEKAR MARG, DADAR (WEST), MUMBAI-400 028.</p>	<p>m) Decorative Compound wall with Decorative Pillars/ Gates</p> <p>n) Concrete Pavement/Pavers Tiles for open ground</p> <p>o) Garden & children's play equipment</p> <p>p) Proper area lighting on all sides of the building including front gate lighting</p> <p>q) The reinforcement used will be tested steel as per provisions of the I.S. Code</p> <p>r) Earthquake-resistant R.C.C. frame structure</p> <p>s) Adequate generator power backup for all essential common services as per current norms</p> <p>t) Anti-termite treatment to complete the project</p> <p>u) Adequate care shall be taken for proper cross ventilation & proper natural lighting in all flats.</p> <p>v) All rooms shall be as per MCGM Norms</p> <p>w) Common toilet for servants/watchmen</p> <p>x) Spacious & decorative hall on the ground floor to be provided</p> <p>y) Meter room & letterbox room as per the norms</p>
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		<p>z) Electrical substation required as per the norm</p> <p>aa) Electrical Charging points for cars in the car parking area</p>
	<p>THE VISHWA KUTIR CO-OP. HSG. SOC. LTD. (Regd. No. 88/WGN/HSG/(TC)4874 of 89-90) SHANKAR GHANEKAR MARG, DARAR (WEST) MUMBAI-400 028.</p>	<p>2) Kitchen:</p> <p>a) Full Height tile dado</p> <p>b) MGL piped gas to be provided</p> <p>d) Raised Granite Cooking platform with stainless steel sinks of Nirali or equivalent make shall be provided.</p> <p>e) Modular Kitchen Cabinet</p> <p>f) Exhaust fan & Chimney shall be provided in Kitchen</p>
		<p>3) Electrification:</p> <p>a) Provision for AC point, TV & Cable, Broadband & Telephone for all habitable rooms</p> <p>b) Adequate light & fan points in all rooms.</p> <p>c) CCTV phones & intercom to all flats with central security system.</p> <p>g) Excellent quality of Concealed Electrification, electrical copper wirings should be of Polycab or Finolex or equivalent make</p> <p>h) Three-phase electric meters</p> <p>i) The total electrification shall be</p>

		concealed & the fittings & fixtures provided shall be of reputed make j) M.C.B. & E.L.C.B. Provisions in each flat
		4) Plumbing: a) All fittings of Jaguar or equivalent in Bathroom, W.C. & Toilets b) Excellent quality of Concealed C-class plumbing pipes & fittings c) Total plumbing shall be concealed & the fittings & fixtures provided shall be of Jaguar or equivalent Brand e) Excellent Quality Sanitary Fittings f) Gas-based storage-type water heaters in all toilets g) Exhaust fans in Bath, W.C., Toilet, Kitchen
		5) Paintings: a) Velvet Touch/Luster Paint for internal finish b) Weather Coat External Walls. c) POP/Gypsum (Dhada Finish) Punning for all walls & false ceiling in ceilings.
		6) Tiling & Floorings: a) Flooring of Vitrified Tiles of 1m X 1m in the living room with 3" Skirting. b) Tiling/Flooring in all other rooms (Bed Rooms, Kitchen, etc.) 600 X 600mm

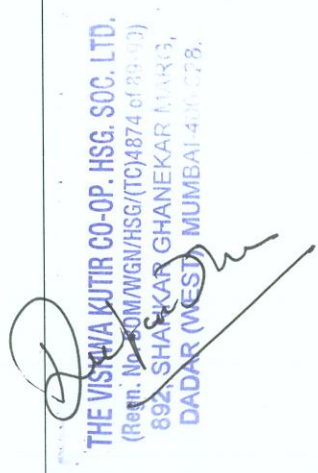
		<p>Vitrified Tiled Flooring with 3" skirting.</p> <p>c) In Bath/Toilets- Anti-Skid Tiles in flooring & Ceramic tiles dado up to full height.</p> <p>d) All Toilets & Kitchen tiles shall be as approved by the Society & their Architect</p>
		<p>7) Doors & Windows:</p> <p>a) Noise & Vibration reduction type Anodized coated Aluminum sliding Windows ¾" or 1" series with tinted glass & safety grill.</p> <p>b) Granite/ Marble Sills with double patties to all windows.</p> <p>c) CP Teak Decorative Entrance Door.</p> <p>d) Well-treated solid core with laminate-finished flush doors to all rooms.</p> <p>e) Waterproof flush doors to Bath/W.C./ Toilet</p> <p>f) Safety Guard Door for each flat with brass fittings & foolproof locking arrangement.</p> <p>g) All hardware fittings shall be of premium quality & as specified by the Society Architect. Brass C.P. Fittings & fixtures of high quality shall be used.</p> <p>h) External Grills for toilet ventilators</p>


I) PROJECT BID:

1.	Offer for Additional Carpet Area	<p>a) The Society is expecting an additional Built-up area of a minimum of 35% over & above the existing Built-up area & 10 Sqm Incentive area & its fungible to each member as per the Reg. No. 33(7)B of DCPR 2034, all free of cost (i.e., 2,302.96 Sq M of Built-up area + 806.03 Sq M fungible + 480.00 Sq M Incentive area of members + 168 Sq M fungible on Incentive = 3,108.99 Sq M say 3,200 Sq M approximately (Balcony area's adjusted in Staircase area which is counted in FSI as per the then regulation))</p> <p>b) The carpet area shall mean, the total carpet area inside the flat wall-to-wall of all rooms, balconies, passage, toilets, baths, W.C. door jams, etc. as certified by the Society's Architect. The area under the columns, Skirting, and wall cladding shall not be deducted from the calculation of</p>
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		the carpet area of the flat. The mode of measurement shall be the same for the existing area & new allotment carpet area of the flats
2.	Offer for Corpus Fund 	The 'Corpus Fund' of a minimum of Rs. 2,000/- per sq. ft. on the existing member's approved carpet area shall be provided to each & every member of the Society. 20% of the above-said amount is to be paid in advance to the member at the time of vacating their respective flat & the remaining 80% of the above-said amount is to be paid at the time of the possession of the new flat
3.	Offer for Alternate Accommodation Rent, & schedule of payments for rent	For 'Alternate Accommodation Rent', the Developer shall provide to each <ul style="list-style-type: none"> i. to each Residential Occupant, a monthly compensation of a minimum of Rs.125/- per sq. ft. on the existing member's approved carpet area ii. to each Commercial Occupant, a monthly compensation of a minimum

	<p>of Rs.250/- per sq. ft. on the existing member's approved carpet area</p> <p>The rent for the first 12 months along with a rent deposit & thereafter, an increase of 5% on the compensation paid of the preceding terms of 12 months handed over to the society in the name of each member after obtaining Intimation of Disapproval (IOD) from MCGM & before vacation of the flat by the member. This rate should be applicable for a period of one year from the date of signing the Development Agreement & in case of delay the same shall be increased as per the then prevailing market rate. The rent is to be paid in advance for 12 Months & in advance thereafter for each subsequent 12 months.</p> <p>The developer shall provide a transit rent deposit which may be adjusted against the first installment (20%) of the corpus fund</p>
<p>4. Offer for Brokerage &</p>	<p>The Developer shall provide one month's rent as per the provisions</p>

	Shifting charges	mentioned above, on vacation as brokerage & also separately pay a minimum of Rs.25,000/- as shifting charges to each member. The Developer shall pay stamp duty & reasonable legal charges for rented flats to be taken by the members as temporary accommodation
5.	Stamp Duty & Registration of New Flats	The Developer shall pay stamp duty & reasonable legal charges for rented flats to be taken by the members as temporary
6.	Offer for Security Deposit	Security deposit in form of Demand Draft/pay order at the time of appointment amounting to Rs. 2 Crore refundable without interest after the defect liability period of 36 months after obtaining OC
7.	Rights of Member	The Members of the Society shall be at liberty to sell, transfer & convey their flat & respective shares issued by the society at any time & stage of the redevelopment without any obstruction or restriction from the Developer along with all the benefits at redevelopment that respective members are entitled to.

		Terms & conditions of the above securities are to be approved by a legal consultant appointed by the Society payable by such individual member
8.	Cost to be paid for consultants appointed by the Society	The society shall pay all fees to their Architect / PMC as mutually agreed upon up to the execution of the development agreement beyond which the Developer shall pay the balance fees to the Society / PMC & shall also reimburse all the fees spent by the Society towards Architect / PMC
9.	Goods & Service Tax (If any)	The Developer shall pay entire GST liability as per existing law or liability arising out of any amendment to the service tax Law of the Central or State Govt
10.	Time Limits for the redevelopment project including the reconstruction of the building	After execution of the development agreement & procurement of IOD, the project shall be strictly completed within the period of 36 months including obtaining OC & handover of the new flats
11.	Liquidated Damages	The liquidated damages beyond the grace period shall be minimum of Rs. 75,000/- per day until all the members re-possess to their respective new flats.

12.	Other Conditions	<p>a) Terms & conditions for this re-development shall be strict as per the Development Agreement to be finalized by Society's Architect /PMC & legal consultant</p> <p>b) The society reserves the right to add, alter, modify or delete any conditions stated in this Document.</p>
13.	EMD & Security Deposit	<p>a) Cost of Project: Approximately Rs. 100 Cr.</p> <p>b) Cost of Earnest Money Deposit (EMD): Rs.1,00,000/- (Rupees one Lakh Only) (refundable in 60 days if not selected) in favor of Vishwa Kutir Co-op. Housing Society Ltd. along with this tender document</p> <p>c) Security deposit in form of Demand Draft/pay order at the time of appointment amounting to Rs. 2 Crore refundable without interest after the defect liability period of 36 months after obtaining OC</p> <p>d) Date of commencement: Within 6 months from the Letter of Intent</p> <p>e) Bank Guarantee: Will be decided</p>


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		at the time of finalizing the terms & conditions of the Development Agreement
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J) BIDDERS OFFER:

1.	Offer for additional Carpet Area over & above the existing area & 10 Sqm Incentive area & it's fungible to each member free of cost (in %)	
2.	Offer for Corpus Fund in Rs. Per Sq. F on the existing Carpet Area	
3.	Offer for Alternate Accommodation Rent in Rs. Per Sq. F on the existing Carpet Area	Residence: Commercial:
4.	Offer for Shifting Charges in Rs. (Lump Sum per tenant)	
5.	Offer for Brokerage in Rs. Per Sq. F on the existing Carpet Area	
6.	Time required to complete the project (Rehab + Sale) in months	
7.	Offer for extra amenities over & above as specified	

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8.	Any other Suggestion	
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I) BIDDERS DETAILS:

1.	Name of the Firm / Company	MAYFAIR HOUSING
2.	Year of Establishment	1964
3.	Registered Office Address & telephone nos.	1, MAYFAIR MERIDIAN, CEASER ROAD, AMBOLI, ANDHERI (WEST) MUMBAI- 400058 022- 67232300
4.	Mailing Address & telephone nos.	SAME AS ABOVE
5.	E-mail Id	ramesh@mayfairhousing.com
6.	Pan & GST No.	PAN NO - AAHFM7843A GST NO - 27AAHFM7843A1ZC
7.	Name & Contact No. of Key Managerial Person	MR. RAMESH TANK 98202 10019

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6.	Name & Contact no. of Contact Person if required	
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1. Please describe your organization briefly with information on the number of partners/directors etc.

General description of the organization:

2. Please give us details of the five largest redevelopment projects that you have completed in the past 10 years.

Name of project & location	Plot Area Sqm	Original no of Flats	Final no of Flats	Original Flat Carpet Area Sq. Ft	Final Flat Carpet Area Sq. Ft	Year completed	OC received yes/no
		attached					

Note:

3. Please give us the contact details of the representatives of these projects for a reference check.

Sl	Society	Representative	Contact
1	Sahiti CHSL, Bandra	Hrishita	9819873366
2	Gnyandeep CHSL, Santacruz	Rajeshbhai	9833717866

3	Alpa CHSL Malad	Glen D'Souza	9820699517
4	Narchaya, Ghatkopar	Anil palande	9820298872

4. Eligibility as per the criteria laid down in the 'Qualification for the bidder/builder in the tender

Year of Establishment of the firm (& name of the parent firm & year of establishment)	NAYAN A. SHAH ANURADHA N. SHAH
Average annual financial turnover (excluding the cost of land, plant & machinery) for works of development/ re-development residential during the last 10 years ending 31st March 2022.	Average 80 cr.
List of Completed Redevelopment projects	ATTACHED
Total built-up area of projects completed under MCGM DCR within last 5 years from 31st March 2017	attached
Total no of ongoing projects & their Built-up area/cost/project stage	attached

5. Any special information you consider relevant to us

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Note: Bid Offer & Bidders Details can be submitted separately on the bidder/builder's letterhead along with the tender document signed & stamped

We hope offers will be submitted by thoroughly scrutinizing this tender documents & observing all the terms mentioned hereinabove.

- The offers addressed to The Secretary should be sealed & delivered to Mr Santosh Kudalkar (Mob No: 9870695103) Shop No 3 Vishwa Kutir CHS Ltd, Shankar Ghanekar Marg, Dadar Mumbai 400 028 between **10 am to 5 pm** on or before 31st December 2022.
- Tenders will be opened on 08th January 2023 at 11 am in the Society's Office at the below-mentioned address
"Vishwa Kutir" Co-op. Hsg. Soc. Ltd.,
Shankar Ghanekar Marg, Dadar, Mumbai 400 028.
Contact Persons:
Hon Secretary Mr Deepak Thanekar Mob No: 9820242379
Treasurer Mr Sharad Aras Mob No: 9869785785
- The offers shall be accompanied by the following documents: -
 - a) Earnest Money deposit DD of Rs. 1,00,000/- (Rupees one Lakh Only) (refundable in 60 days if not selected) in favor of Vishwa Kutir Co-op. Housing Society Ltd.



- b) Firm/company's credentials/company profile
- c) Certificate of Registration of the bidder firm/ company
- d) Certified extract of the partners /directors of the bidder firm/ company
- e) Certificate of Chartered Accountant about the turnover of the bidder firm/ company with last three years IT returns
- f) MCA Master Data for company & LLP
- g) Affidavit stating eligibility of the bidder firm/ company as per the criteria laid down in the 'Qualifications for the bidder-builder (format attached herewith)

Mumbai

KIRAN MOHAN RAO
ARCHITECT
CA/2010/49795



THE VISHWA KUTIR CO-OP. HSG. SOC. LTD.
(Regn. No. BOM/WGN/HSC/TC/4874 & 488-90)
892, SHANKAR CHANEKAR MARG,
DADAR (WEST), MUMBAI-400 028.

For
M. K. Rao & Associates
Architects | Interior Designer | PMC

901 Spectra CHS, Prathamesh Complex,
Veera Desai Road, Andheri West, Mumbai 400 053

9819 203 759 | 9820 106 367



Enclosures:

1. Property Card
2. C.T.S. Plan
3. D.P. Remarks
4. List of carpet area of each flat
5. Society Registration Certificate
6. Property Assessment Bill
7. Total Station Survey



FORMAT FOR AFFIDAVIT TO BE SUBMITTED BY TENDERER ALONG WITH THE TENDER DOCUMENTS ON RS 500 STAMP PAPER.

I(*Name & designation*)** appointed as the authorized signatory of the tender document for the work as per the tender, do hereby solemnly affirm & state on the behalf of the tenderer including its constituents as under

1. I/We the tenderer(s) am / are signing this document after carefully reading the contents
2. I/We the tenderer(s) also accept all the conditions of the tender
3. I/We declare the eligibility of our firm/ company as per the criteria laid down in the 'Qualifications for the bidder-builder of the tender
4. I/We declare & certify that I/we have not made any misleading or false representation in the forms, statements & attachments in proof of the qualification requirements
5. I/We also understand that my/our offer will be evaluated based on the documents/credentials submitted along with the offer & the same shall be binding upon me/us
6. I/We declare that the information & documents submitted along with the tender by me/us are correct & I/We are fully responsible for the correctness of the information & documents submitted by us
7. I/We understand that if any of the certificates regarding eligibility criteria submitted by us are found to be forged/false or incorrect at any time during the process for evaluation of tenders,



it shall lead to the forfeiture of tender EMD. Further, I/We (*insert name of the tenderer*)**.....& all my/our constituents understand that my/our offer shall be summarily rejected

8. I/we also understand that if any of the certificates submitted by us are found to be false/forged or incorrect at any time during the award of the contract, it will lead to termination of the contract, along with forfeiture of EMD/ SD besides any other action provided in the Development Agreement

SEAL & SIGNATURE

I/we above-named tenderer do hereby solemnly affirm & verify that the contents of my above affidavit are true & correct. Nothing has been concealed & no part of it is false

SEAL & SIGNATURE

Place:

Date:

**The contents in italics are only for guidance purposes. Details as appropriate are to be filled in suitably by the tenderer

THE VISHWA KUTIR CO-OP. HSG. SOC.
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DADAR (WEST), MUMBAI-400 04

