

Date: 31st January 2023

To:

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



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.

- a. 10% at the time if execution of development agreement with the society and its members
- b. 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

MAYFAIR HOUSING

Corporate Office : 11, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri (W), Mumbai - 400 058. Board No.: +91 2267 232300 | Fax: +91 2267 232358 Website: www.mayfairhousing.com | Email: enquiry@mayfairhousing.com 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, MUMBAI For Mayfair Housing Authorized Signatory

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)

THE VIS (Regn. No. 892, SH) DADAF T), MUMBAI-4

> 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.

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:

P

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.

Chequred titles / 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

THE VISHWA KUTIR CO-OP. HSG SOC ATD (Regn. No. B(mawGNNSG (TCH874 of 8) 99) 892, SHANKAR, CHANEKAR MAAG, DADAR (WEST), MUMBAI-400 028.



THE VISHWA (Regn. No. BOM/ 892, SHANK

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 **2** 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. BE
- 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.

MAYFAIR HOUSING

List of Directors & Promotors

- Nayan Arvind Shah, Managing Director
- Anuradha Nayan Shah, Director



• 100% equity held by promoters & its group entities.

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 millon 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

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.



MUMBAI-400

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.



Bench mark and continuous improvements.
 Our customers & projects are our Testimonials.
 We consider our plot owners ,Bankers, Vendor, Construction

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.

THE VISHWA KUTIR CO-O

MUMBAI-400 028.

(Regn. No. BOMAN 892, SHANKA

DADAR (WES

 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.

Sr No.	Name of Project	Location	Group Company Name	Туре	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 Mulund (W) Darshan J & K Wing		Megna Land Developers Pvt Ld	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

List of Completed Projects by Mayfair Group

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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

THE VISHWA KUTIR CO-OP. HSG SUC ET (Regn. No. BOMMG VHSG TC 374 0489 V 892, SHANKAR DHAMEKAR MARC DADAR (WEST), MUMBAI-400 028

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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.





COMPLETEI	DREDEVELOPME	NT PROJECTS IN	LAST 10 YEARS
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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 StoreyArvind nandapurk ar		22647 62,000		Canara Bank Employees CHSL		
3	Mayfair Akshay:	Lokhandwala I cross Lane Andheri (West)	Stilt + 3 podium + 18 storey two wings	Square Consultant s	29374	1,42,000	RBI Employees' Nirbhay CHSL	
4	Mayfair Shyam :	Kastur Park Borivali (west)	Stilt + 13 storey	Bhavin Modi	10764	31969	Borivali Shyam CHSI	
5	Mayfair Mystic:	Vikrant Circle Ghatkopar (East)	Basement + Stilt + podium + 15 storey	Dilip Sanghavi	19838	58000	Navchhaya CHSL	





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 Bouleward	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	



THE VISHWA KUTIR CO-OP. HSO (Regn. No. BERNWGN/HSG/TOAD) 4 4 of 89-00 R GHAVEKAR MARG, 7, MUMBAI-400 028. DADAR (WAS

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 KUT (Regn. No. 60M/W T), 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 Architect1. Bhavin Modi – Space Vision2. Lelvin - Beyond Design StudioStudio3. Kaushik Patel		 Ankit Jain - AR design studio 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 Status1. 19 slabs completed2. Masonary work and Gypsum plastering work in progress3. Sample Flat Completed		 5 Slab Completed o/o 16 slabs 	1. R.C.C. & finishing work in progress





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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	





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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.	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	То	NA	
7.	Type of Registration		Regular				
8.	Particulars of Approving Author	rity	-				
Digitally sig			Not Verified gned by DS GO /ICESTAX NE 3.07.29-00:47:42	ods twork 1 2 IST			
Name							
Designation							
Jurisdi	ctional Office						
9. Date	e of issue of Certificate 29/	/07/201	18				
Note:	Note: The registration certificate is required to be			v displayed at al	l places of bu	usiness in the State.	

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 01/07/2017.

THE VISHWA KUTIR CO-OP, HSG, SOC. LY (Regn. No. BOM/NGN/HSCHTC/4874 of 89-9) 892, SHANKAR GHAVEKAR MARG, DADAR (WEST), MUMBAI-400 028.



GSTIN27AAHFM7843A1ZCLegal NameMAYFAIR HOUSINGTrade Name, if anyMAYFAIR HOUSING

Details of Additional Places of Business

Total Number of Additional Places of Business in the State

0

THE VISHWA KUTIR CO. OP. Ref. SOC. LTD (Regn. No. BOMAVGU/HSG/(TC)41) 4 of 89-90 892, SHANK & GHANEKAR MARG, DADAR (WEST) MUMBAI-400 028. TD. 89-90)

Annexure A



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Annexure B

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

Details of Managing / Authorized Partners



Name Designation/Status Resident of State Name Designation/Status Resident of State

Nayan Arvind Shah Partner Maharashtra Anuradha Nayan Shah Partner Maharashtra

THE VISHWA KUTIR (Regn. No. BOLO SGN 892, SHANKAR DADAR (WEST) NUMBAI-400 028

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FORM 'H'/ नमुना ' 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. ... 8698 वअ-20 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, येथे मुख्यालय असलेल 3 या नावाच्या संस्थेची या दिवशी भारतीय भागीदारी अधिनियम, १९३२ 202) 38 03 १९३२ चा अधिनियम् क्रमांक () अन्वये योग्य रीतीने नोंदणी करण्यात आली आहे. Given under my hand this day of 200..... या दिवशी माझ्या सहीने देण्यात आले. माहे 200 2022 मारो Seal gistrar of Firms Registrar/Deputy Assistant 'Mumbai/Pune/Negpur/Aurangabad. निबंधक/उप सहायक निबंधक भागीदारी संस्था, मुंबई/मुणे/नामम्प्र/औ माबाद. १११ (C, C. P.) RD 2328 (1 8-2008) MJ 13

THE VISHWAK (Regn. No. BON 892, SHANK ANEKAR MA KRG. DADAR (VEST), MUMBAI-400 028.

CE BE C DX J.L. J.L. M. J.L. एक सौ रुपये ONE 5.100 HUNDRED RUPEES सत्यमेव जयते 100 HRG INDIA 00100100100 INDIA NON JUDICIAL 00100 H.C. HEIRTE MAHARASHTRA General Stam, Office, Mumbai L.S.V. No. 6 9 4 ES 065805 दे. महाराष्ट्र मंत्रालय अन्ड अलाईड ऑफिस्रेस 儿 को. ऑप. उँदा लि., मंत्रालय, भुंबई -2 8 JUN 2011 एल. एस. ही. फ्रमांच :- १९३ BEHIER- 101 MAYFAIR HOUSING Proper Officer 1, MAYFAIR MERIDIAN, ा, MAIT AIA MURITARIA CRASER ROAD, OFF. S. V. ROAD, ITHI स्वायतर गुर्द्र के AMBOLI, NEAR ST_BLAISE CHURCH, AMDHERIT WEST), MUMBAI-400 058. SHRI. K. R. MADGE मुद्रांक विक्रेता REGISTER OF FIRMS. जायकवाड नहा बा 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 NATURE OF ENTRY ENTRY ENTRY REMARKS. 31st Name:- M/s. MAYFAIR HOUSING. (REGD.) March Principal Place: 1, Mayfair Meridian, Geaser Road, Andheri West, Mumbei- 400058. ...2... (Regn. No. BOM/WGN 89-90) 892, SHANKAR MARG. HANEKAR DADAR (WEST MUMBAI-400 028.



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

TRUE EXTRAC PRAN of Assistant 8 Mumbai

THE VISPAN KUTIR COMPANY (Regn. No. BOM/WGPHSD/TC/AST / A 892, SHAALAR GHANEKAR (JARG DADAR ((WEST), MUMBAI-400 028.

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14ागित प्रत/केरफार बर्गावर प्रव कमांक ••• 49 83 6.... बर्ज दिनांक •• 17.).11.). २०.11 प्रताह त्रांक ••• 17.).11.]. २०.11 प्रताह त्रांक ••• 17.).11.]. २०.11 कार्य त्रितांक ••• 17.).11.]. २०.11 कार्य त्रितांक ••• 17.).11.]. २०.11 कार्य त्रांक ••• 17.].11.]. २०.11 कार्य त्रांक ••• 17.].11.].

Acknowledgement Number:500478680170922

Description of the Block of Assets/Class of Assets Furnitures & Fittings @ 10%	SI. No.	Date of Sale		Amount	Whether deletions are out of purchases put to use for less than 180 days	
	No records added					
Description of the Block of Assets/Class of Assets Plant and Machinery @ 15%	SI. No.	Date of Sale		- Amount	Whether deletions are out of purchases put to use for less than 180 days	
	No records added					
Description of the Block of Assets/Class of Assets Plant and Machinery @ 40%	SI. No.	Date of Sale		Amount	Whether deletions are out of purchases put to use for less than 180 days	
	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. HER (Regn. No. BOM/WEN/HSGLEC)48 892, SHANKAR GRANEKA DADAR (WEST), MUMBAI





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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

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For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

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

प.मःचिक (000090 2 2 FEB 2019

सक्षम अधिकारी

Karta / Member

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FOR NAYAN A. SHAH FAMILY TRU

TRUSTEE

THE VISHWA KUTI (Regn. No. I KAR G. DADAR (WE MUMBAI-400 028.

MAYFAIR HOUSING 1. Maylair Meridian, Near St. Blaise Churc Cesser Road, Alithöri (West), मुझाँक विकल घेणान्याचे नाव Mumbai - 400 058. India. मुह्रोय विवन्त हेणाऱ्याचे रहियाशी पत्ता. मुप्रांक विक्रीयांग्रमधी मोंद वही अनु. इन्मांक 3359 Binny GR मुद्रांक वियन्त छेन्म-भाषी राही पर गणाधारम सुर्खन विक्रांस्याची अल परवाना क्रामांक १८००००१० परवाना क्रमांक २ ८०००० १० मुद्रांक विकाम २ ८०००० १० मुद्रांक विकाम रिकाम, वसा, क्रिडेज अमरती ताल्स 28 सीमरठा स्टेडायरी मार्ट, सॉप जे. ९, प्रेडोल्डेजेन क्रेज्सन, एन. सी. शेड, सीडीसोविल कोर्ट **8 2019**ी ज. तॉबई - २३ मासर्थत कार्यालयात्वार (व्यायीप्र केला स्ट्रीन विद्य कारणात्वी **मुद्रांक** फान्दाची आयह यक्सा नाही. (शासन वादेश दि. ०१/०३/२००४ जुरार) ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी हेला त्याजे त्याव कारणासाठी मुद्रांक आप क्राणसूत इमहिन्यात वापरणे धंधनकारक आहे. 2 8 FEB 2019

mean and include, his legal heirs, representatives, executors and administrators) of the First Part; (2) MR. NAYAN ARVIND SHAH, Karta of NAKAN A. SHAH (H.U.F.) of Mumbai, Indian inhabitant and having its address at 701, Mayfair Villa, 11th Road, Khar (West), Mumbai – 400 052 FOVT. 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.

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

Karta / Member

FOR NAYAN A, SHAH FAMILY TOUT

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(Regn. No. B 892, SHAM DADAR (WA , MUMBAI-400 028

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

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.

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

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

Karta / Member

FOR NAMAN A. SHAH FAMILY TITL

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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

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

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

Karta / Member

For NAYAN A. SHAH FAMILY TRUE

TRUSTEE

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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 refereed 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.

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For MAYFAIR HOUSING PVT. LTD.

A. MANAGING DIRECTOR For NAYAN A. SHAH ESMILLETTER

OF NAYAN ASYMD SHAH (H.U.F.)

Keric / Member

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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.

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For MAYFAIR HOUSING PVT. LTD.

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

Karta / Member

FOR NAYAN A. SHAH FAMILY TO C 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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For MAYFAIR HOUSING PVT. LTD.

OF MAMARY AND SHAH (H.U.F.)

For MANAMA, SHAH BADARY ---

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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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For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

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

Karta / Member.

For NAYAN A. SHAH FAMILY TRUE

TRUSTEE

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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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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.

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.

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

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

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For NAMANA SHAM FAMILIAN A

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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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For MAYFAIR HOUSING PVT. LTD.

For NAYAN A. SHAH FAMILY

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

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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. <u>REMUNERATION PAYABLE TO THE PARTNERS</u>

- **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

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

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

Karta / Member

For NAYAN A. SHAH FAMILY TRUE

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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 share be proportionately increased / decreased, as the case may be. The 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.

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OF MAYAN ARVIND SHAH (H.U.F.)

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For NAYAN A. SHAH FAMILY A

For MAYFAIR HOUSING PVT. LTD. ٦. MANAGING DIRECTOR

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

DENED AND DELIVERED by the) within named MR. NAYAN ARVIND SHAH) the presence of s.R. blhanduelle Shajid Lokhandwalla Anjali Raul

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

Karia / Member

SIGNED AND DELIVERED by the within named MRS. ANURADHA NAYAN SHAH in the presence of Shajid Lokhandwalla <u>Chluraduelle</u> Anjali Raul

) and fullill

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THE VISHWA KUTIR CO-OP, HSG. SOC. LTD. (Regn. No. BOI(I/WGN/HSG/CE)48740 (69/90) 892, SHANKAR (CHUNEKAR) V.R.G. 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_Selfmandualla) Anjali Raul)

For NAVANA, SHAH FAMILY HILT

THESTEE

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 < Ruchanduelle Anjali Raul

5. MANAGING DIRECTOR 19 AUG 2019

For MAYFAIR HOUSING PVT. LTD.



SHOAIBUDDIN KHAN ADVOCATE & NOTARY B/8-2, (Zakir) Edmend Compound, Khairani Road, Sakinaka, Mumbai-72, Mobile: 9867332842 / 9869185576

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RMAT F MBAI-400 028. (WEST DAD

DATED 14th August 2019

PARTNERSHIP DEED

OF

MAYFAIR HOUSING

THE VISHWA KUTIR (Regn. No. BOM/WGN 892, SHANKAR DADAR (WESD) 41-400 28,

	[Where the data of the Return of Incom ITR-4(SUGAM), ITR-5, IT	URN ACKNOWLEDGEMENT e in Form ITR-1 (SAHAJ), ITR-2, ITR-3, R-6, ITR-7 filed and verified] e Income-tax Rules, 1962)		Assessment Year 2020-21
PAN	AAHFM7843A			
Name	MAYFAIR HOUSING			
Addre		D, ANDHERI (WEST), MUMBAI, MUMBAI, MA	HARASHTR	A, 400058
Status	Firm	Form Number	ITR-5	
Filed u	/s 139(1)-On or before due date	e-Filing Acknowledgement Number	62985174	1081020
s	Current Year business loss, if any		1	0
Taxable Income and Tax details	Total Income			12179570
ax d	Book Profit under MAT, where applicable		2	0
T b	Adjusted Total Income under AMT, where applic	able	3	12179570
e an	Net tax payable	<u>eessaa nn</u>	4	2837353
com	Interest and Fee Payable	and and All	5	64736
le In	Total tax, interest and Fee payable	and 25 All	6	2902089
ixab	es Paid		7	2902090
T	(+)Tax Payable /(-)Refundable (6-7)	SS-dI -	8	0
×	Dividend Tax Payable		9	0
d 1 Ta	Interest Payable	A NEW YORK	10	0
Dividend ribution details	Total Dividend tax and interest payable	TAY NEPAK	11	0
Dividend Distribution Tax details	Taxes Paid		12	0
Dis	(+)Tax Payable /(-)Refundable (11-12)		13	0
Тах	Accreted Income as per section 115TD	19 ¹⁰	14	0
& T	Additional Tax payable u/s 115TD		15	0
il	Interest payable u/s 115TE		16	0
Incom Detail	Additional Tax and interest payable		17	0
eted	Tax and interest paid		18	0
Accreted Income Detail	(+)Tax Payable /(-)Refundable (17-18)		19	
Incom	e Tax Return submitted electronically on <u>08-10-</u>	2020 10:12:43 from IP address 114.14		0 and verified by
having	PAN AAGPS4217B on 08-10-2020 10: I Signature Certificate (DSC). 16832093CN=e-Mudhra Sub CA for Class 2 In	12:43 from IP address <u>114.143.10</u> dividual 2014,OU=Certifying Authority,O=eMudhr		usingervices Limited,C=IN
<u>[</u>	O NOT SEND THIS ACKN THE VISHWA KUTU (Regn. No. BOM/WO 892, SHANKA) DADAR (WES	N/HSGVIC/4874/1/89-20)	C, BEN	GALURU

Mayfair Housing

Annual Report 2019-20



Regd : 1, Mayfair Meridian, Ceaser Road, Amboli, Near St. Blaise Church, Andheri (West), Mumbai - 400058. <u>Tel : 022 67232300</u> 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.

Junal

M. D. Dumasia

(Proprietor)

Chartered Accountants MAS 0 Membership 42473

Mumbai, 31st August 2020.



For MAYFAIR HOUSING

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

Junere

M D Dumasia. (Proprietor) Membership 42473 Mumbai, 31st August 2020.



For MAYFAIR HOUSING



Partner

SCHEDULE: 1

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PARTNERS CAPITAL ACCOUNT:

NAME OF PARTNER	OPENING	ADDITION /		PROFIT/	CLOSING
	BALANCE	(WITHDRAWAL)	REMUNERATION	(LOSS)	BALANCE
		NET			
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 000006290	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 Subsidaries	
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 Commericial Premises	
Symphony CHS Ltd	
Basement2	40,000
Basement3	40,000
Basement4	40,000
Basement5	40,00
Basement6	40,00
	200,000
	246,038,442



SCHEDULE : 4 FIXED ASSETS

PARTICULARS	RATE	OPENING	ADD / DED	DEPRECIATION	CLOSING
	(%)	BALANCE	AFTER -SEPT-2019		BALANCE
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	
Work In- progress	
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
Finished Goods	
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





CHEDULE : 10	AMOUNT (Rs.)
CASH ON HAND	
Cash at Head Office	2,75
Petty Cash	61,44
Petty Cash Maintenance	4,76
Petty Cash Marketing	77,07
Petty Cash Panvel ADAI	6,01
	152,05
CHEDULE : 11	AMOUNT (Rs.)
BANK BALANCES	
Allahabad Bk A/c - 50124540273	646,71
IDFC00600350080345 (Escrow)	32,71
CICI Bank Ltd-001105022291	441,96
/ijaya Bank A/c CA-4319	3,773,55
IXED DEPOSIT WITH BANK	
D VB 501702751002472	61,9
D VB 501702751002473	61,8
D VB 501703311000083	58,54
D VB 501703311006534	4,751,2
D VB 501703311008359	3,898,3
D VB 501701064000084	1,034,8
D KMBL 0313504455	7,530,8
D ICICI -001113093346	1,425,2
-D ICICI -001113095761	2,323,50
FD-ICICI-001113086799	4,067,3
-D-ICICI-001113089354	2,579,1
	32,687,92
SCHEDULE : 12	AMOUNT (Rs.
DEPOSITS (CREDIT)	
Rent Deposits	2,911,06
	2,911,062.2
SCHEDULÉ : 13	AMOUNT (Rs.
SUNDRY CREDITORS	
For Retention Money	6,275,13
For Expenses	17,239,89
For Contractor	4,358,82
For Others	103,804,43
For Material	7,964,04
For Transport	35,6
For Professional	425,92

SCHEDULE : 14	AMOUNT (Rs.)
ADVANCE FROM CUSTOMERS	
Towards Flats	76,870,408
	76,870,408
SCHEDULE : 15	AMOUNT (Rs.)
OPERATING INCOME	ANIOUNI (RS.)
Sale of Flats	29,727,500
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
	55,328,41
SCHEDULE : 17	AMOUNT (Rs.)
COST OF SALES	
Opening Inventory (WIP)	279,156,629
Add: Direct Cost / Overheads incured during the year	
Land Cost	118,212,92
Material Purchase	67,834,58
Labour Charges	50,185,53
Statutory Fees & Taxes	60,213,649
Transport and Freight Charges	176,82
Security Charges	1,481,73
Employee Cost (Direct & allocated to projects)	30,247,91
Maintenance and Repairs (Direct and allocated to projects)	5,636,46
Administrative Overheads (Direct and allocated to projects)	24,970,07
Selling and Mkting Overheads (Direct and allocated to projects)	45,570,05
Finance Cost (Direct and allocated to projects) including interest paid on partners capital @ 12 % pa Rs 3 Crores P.Y Rs 2.54	72,455,95
Crores.	12,433,33
	476,985,71
Less: Closing Inventory (WIP)	(741,348,24
Sub Total	14,794,09
Add : Cost of sales of MVG	10,451,56





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SCHEDULE : 18	. AMOUNT (Rs	s.)
EMPLOYEE BENEFITS EXPENSE		
Salaries and Wages	36,939,8	39:
Contribution to Provident and other funds	1,329,2	219
Staff welfare expense	182,2	24
Less: Allocated to Projects	(30,000,0	00
· · · · · · · · · · · · · · · · · · ·	8,451,3	35
SCHEDULE : 19	AMOUNT (R	s.)
ADMINISTRATIVE EXPENSES		
Repair & Maintenance- Others	5,466,0	03
Repair & Maintenance- Flat	1,129,0	06
Property Tax Rented Flats	232,8	84
Computer Maintenance	15,4	43
Fees & Taxes	616,8	84
Professional Fees	98,3	35
Legal fees	53,4	46
Security Charges	9,7	76
Conveyance Expenses	38,0	00
Discount & Write offs	(83,9	93
Rent Paid	75,0	00
Electricity Expenses	2,9	98
Insurance Charges	5,0	00
Membership & Subscription	117,5	50
Books & Periodicals	5,3	
Internet Charges	8,1	
Motor Car Expenses	1,1	
Postage & Courrier Expenses	27,5	53
Printing & Stationery	7,9	
GST- Expenses	109,1	
Telephone Expenses	14,8	
Tender Expenses	10,5	
Travelling Expenses	6,0	
Donations Under 80G / 35AC	35,0	
	8,002,	
SCHEDULE : 20	AMOUNT (R	25.
MARKETING EXPENSES.		
Advertisement Expenses	2,650,	7
Marketing Expenses	1,892,	
Exhibition Expenses	2,029,	
Business Promotion Expenses	585,	
Less: Allocated to Projects	(6,900,	
	257,	-
	QUMAS/4 QUMAS/4 S(MUMBAI)	

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)
р	21,915,606

For M.D.DUMASIA & Co.

Chartered Accountants inne 0 ž M D Dumasia.

M D Dumasia. (Proprietor) Membership 42473 Mumbai, 31st August 2020.



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For MAYFAIR HOUSING

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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.	
1.1	Gratuity and Leave encashment benefits are defined benefit plans for which been made in the accounts based on actuarial valuation as on 31.03.2020. accordance with Accounting Standard No. 15 issued by the Institute of Cha of India. The Gratuity benefit plan is wholly unfunded. Hence, there are no plan ass	This is in rtered Accountants
	the obligation.	31/03/2020
	Mortality	IALM(2012-14)
	Principal actuarial assumptions	IALIN(2012-14
	Discount rate	6.75%
	Rate of Increase in compensation	4.00%
	Withdrawal rates Age up to 45	
	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	
	Acquition/ Business Combination	
	Actuarial (gain)/ loss on obligation	9,911,375
	Liability at the end of the year recognized and disclosed under the head "	9,911,37
	Provision for Gratuity)	
	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



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infunded. Hence, there are no	plan assets
-	
	31/03/2020
	IALM(2012-14)
	6.75%
	4.00%
Age up to 45	2.00%
Age 46 yrs	1.00%
	-
	-
	-
	-
	-
	5,838,360
	-
disclosed under the head "	5,838,360
ount under the Head Personne	el Expenses.
	9
eriod	
& Loss Account	-
For M	AYFAIR HOUSING
	Age 46 yrs

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	For MAYFAIR HOUSING
Dienare OUMASIA	HEALR HOLE M.
M D Dumasia.	(MUMBAI)Z) Partner
(Proprietor)	
Membership 42473	*
Mumbai, 31st August 2020.	

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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 acquisitionand 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. Investmentsare 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.

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 *I* 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.

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 Assesse's management on the year-end and the same is certified by the Assessee.

For M.D.DUMASIA & Co.

Chartered Accountants

Junal

M D Dumasia. (Proprietor) Membership 42473 Mumbai, 31st August 2020.





For MAYFAIR HOUSING

m.

Partner

General Loans	AMOUNT (Rs.)
Loan From Others	
Loan From Others	53,540,00
	53,540,00
	AMOUNT (Rs.)
Advance From Customer	
PHHDH (HILL SIDE)	
Premises Cost	12,461,59
Common Maintenance Expenses payable	285,54
Mayfair Tower	
Premises Cost	62,273,26
MAYFAIR VIRAR GARDENS	
Premises Cost	1,850,00
Total	76,870,40
	AMOUNT (Rs.)
Sundry Debtors	
MAYFAIR Virar Garden	
RECEIVABLES	
Towards Sale of Premises	2,619,36
Maintenance Expenses Recoverable (net) MVG	1,699,89
From Others	
Other Receivable	3,264,79
Total	7,584,05
	AMOUNT (Rs.)
SALES / GROSS REVENUE	
SalesHillcreast	
A Wing	14,120,00
B Wing	-
SalesVirar Gardens	
Building 2	1,900,00
Building 4	2,900,00
Building 10	2,990,00
Building 12	3,927,50
Building 15	-
	2,900,00
Building 21	, , , , , , , , , , , , , , , , , , , ,

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





-	AMOUNT (Rs.)
Rent Received	10,257,871
Total	10,257,871
	AMOUNT (Rs.)
Interest income	
Interest on FDR	1,457,838
Total	1,457,838
	AMOUNT (Rs.)
Profit on sale of Investment	
Flat 801, Roopkala	43,519,841
Total	43,519,841
	AMOUNT (Rs.)
Misc Income	
Other Income	4,010
Miscellaneous Income	88,853
Total	92,863
	AMOUNT (Rs.)
COST OF SALES	
Mayfair Hill Crest	14,794,095
Mayfair Virar	10,451,564
Total	25,245,659
	AMOUNT (Rs.)
I.Tax ,TDS & Sales Tax Refund	
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 <u>MAYFAIR HOUSING</u> 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, ANDHER I 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 <u>Our</u> knowledge and belief, were necessary for the purposes of the audit.
- (B) In <u>Our</u> opinion, proper books of account have been kept by the head office and branches of the assessee so far as appears from <u>Our</u> knowledge and belief, were necessary for the examination of the books.
- (C) In <u>Our</u> opinion and to the best of <u>Our</u> information and according to the explanations given to <u>Us</u> the said accounts, read with notes thereon, if any, give a true and <u>Surview</u>:-
 - (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 second** of the **Profit** of the assessee for the year ended on that date.

4. The statement of particulars required to be furnished traces are not 44AB is an exed herewith in Form No. 3CD.

5.In <u>Our</u> opinion and to the best of <u>Our</u> information and are true and correcting to explanations given to <u>Us</u> the particulars given in the said Form No. 3CD and the Annexure there is are true and correcting best of following observations/qualifications, if any:-

SI Qualification Type ions/Qualifications No. add a constant Place MUMBAL RNOSH DARA DUMASIA Date 31/08/2020 tration Number) INCOME TA 102790W PARTMEN 1-A. SEV A SAMITY NAGAR, NEAR S HANMLIKHANANDA HALL,, SION KO LIWADA, UDIN: 20042473AAAAET1987, MUMBAI, MAHARASHTRA, 400037

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			M	AYFA	IR HOUSI	NG	
2	Addres	SS			1, M	AYFA	IR MERII	DIAN, CEASER ROAD, OF	F S.V.ROAD
								CHURCH, AMBOLI, AND	HERI WEST,
3	Derma	nent Account N	Jumber (PAN)			IFM7		SHTRA, 400058	
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0	S1		se of section 44AB under wh					cted	
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	1	Clause 44AB(a)-Total sales/turnover/gross r	eceints of hu	Citra C	LAXCE	eding specif	ied limits	****
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0			G PRIVATE LIMITED	CHELL CHEL	.1	. /	11.	10	
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	01/04/2	2019	NAVAN ARVIND SHALL		Parent of	-	0	Retirement	
			AMILY TRUCT		-	The second	No. of Concession, Name		
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10	a	Nature of busir	ness or profession (if more th	an one busi	ness	or pro	fession is a	carried on during the previo	ous year, natur
-			ess or profession).		<u>a</u> .	~			
	Sector		DEMENDIC CERTIFICE			Secto			Code
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SALES REGIS	TER	1,MAYFAIR MERIDI AN, CEASER ROAD,	HURCHM AMBOLI,	MUMBAI		MAHARA SHTRA	400058
CASH BOOK		1,MAYFAIR MERIDI AN, CEASER ROAD,	ANDHERI WEST NEAR ST. BLAISE C HURCHM AMBOLI, ANDHERI WEST	MUMBAI		MAHARA SHTRA	400058
BANK BOOK		1,MAYFAIR MERIDI AN, CEASER ROAD,	NEAR ST. BLAISE C	MUMBAI		MAHARA SHTRA	400058
JOURNAL RE	GISTER	1,MAYFAIR MERIDI AN, CEASER ROAD,	NEAR ST. BLAISE C HURCHM AMBOLI, ANDHERI WEST	MUMBAI		MAHARA SHTRA	400058
LEDGER ACC	COUNT	1,MAYFAIR MERIDI AN, CEASER ROAD,	NEAR ST. BLAISE C HURCHM AMBOLL, ANDHERI WEST	MUMBAI	·····	MAHARA SHTRA	400058
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		Amount N		of Name o			of Ad	dress Line	1 Address Line 2		or Town	Pincod	e
	payment	of payment	ayment	payee		the payee	if		Line 2	OFL	Istrict		
	_	paymon				avalia							
				ch tax has	been	dedu	cted but	has not been	n paid on o	r before	the due	date spe	cified in
	sub- secti	on (1) of se											
		0.0000000000000000000000000000000000000	Nature of				Address	Address		Pincode	1		ount out
	payment	of	payment	the payer	1		Line 1	Line 2	Town or			tax of	(VI)
		payment			paye				District		deduct		osited, if
(;;;)	as payment rel	Formad to in	sub alouga	(ib)	avan	iable						any	
(111)			ent on which		ot de	ducter	4.						
		Amount		of Name of				ddress Line	1 Address	Cit	y or Town	Pincor	le
	payment		payment	payee	1 6110	the		201000 101110	Line 2		District		
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		1				avalia							
	(B) Detai	ls of paym	ent on whi	ch levy ha	s bee	n dedi	ucted but	has not bee	en paid on o	or before	e the due	date sp	ecified in
	sub- secti	on (1) of s	ection 139.										
	Date of	Amount	Nature of			l of			-	Pincode			iount out
	payment		payment	the payer			Line 1	Line 2	Town or			evy of	(VI)
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					aval	iable	All Para					any	1
	fringe benefit			1000	1122	795	11	C3.					
(V) V	vealth tax und	er sub-ciau	se (IIa)			200		AL CONTRACT					
(V1)	royalty, licens salary payabl	e ice, servi	ndia/te allo	under sup	25.5 in	- 14 - 24 - 24 - 24 - 24 - 24 - 24 - 24	S etc. ur	dendub cla					L
(VII)	Date	of Amo	int of Na	me of the			of Add	ress Line 1	Address	Ci	tv	Pinco	vde.
	payment	navm	ent/m pa	vee		naye	e.if	XX I	Line 2		- 9	1 mot	
	paymont	paym		Jee					2000				
(viii) payment to I	PF /other fu	ind etc. und	ler sub-cla	(1 7)			- NA					
	tax paid by en												
	Amounts debi							, bonus/ con	mmission of	remun	eration in	admissi	ble under
sect	ion 40(b)/40(b	a) and con		iereofo	Sec.	44	2555	And	1				
	Particula		Section	N I	Ambi	ini de	bited An	10 upt	Amou		Re	emarks	
	- King the state	V					A	nissible	- Ladm	istic	7		
(d)]	Disa rowand	deem ed int	ome under	section 4	1A(3)	e martine		and the second s	11		1		1 8 7
	(A) On the ba	isis of the	cyaminatio	on of bool			at and o	ther releval	t documen	ts/eyide	nce, whe	ther the	Yes
	expendition co	verea una	I SECTION.	ALS) read	WITH	rule o	DD were	made by ac	count payee	cneque	drawn or	i a bank	
	Date Of	Data ant	Noture	Of X =			Nom	or the pay	00	IP	ermanent		Account
	Date OI		Revment		Jount	III KS	and the second	or the pay	CC				payee, if
			THE REAL PROPERTY OF					Contraction of the			vailable	JI LILO	payee, n
H	(B) On the bas	is of the exa	mination	f books of	accol	intanc	l other rel	evant docur	nents/evide			avment	Yes
	referred to in s												
	payee bank d												
	profession une								-				
	Date Of	Payment	Nature	Of An	nount	in Rs	Nam	e of the pay	vee		ermanen		Account
			Payment									of the	payee, if
										a	vailable		1
	Provision for								(0)			1.	
	Any sum paid					lowab	le under	section 40A	L(9)				
(g)	Particulars of			ingent nati	ire				1.4	D			
(1)		Of Liability		in tormer of	ant'	00.14	A in and	ant of the	Amount in		in solution	n to inc	manhich
	Amount of de s not form par			in terms of	secu	on 14/	A in resp	eet of the ex	penditure i	loured	in relatio		Sine which
400		Of Liability							Amount in	Rs			
(i)	Amount inadn			viso to sect	tion 3	6(1)(i	ii)						1
	Amount of in							mall and Me	edium Enter	rprises I	Developm	ent Act	1
	2006							wate 1/1		L-1000 1	eropit		
23	Particulars of	any payme	ent made to	persons s	pecifi	ed und	ler sectio	n 40A(2)(b)).				
	Name of Rela	and the second se			-	Relat			Nature	of	Payment	Made(A	(mount)
								2	trasaction				

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-	YAN ARVIND SHAH AAG	PS4217B	PARTNER		REMUNERATI ON TO PARTNE R		•	84000
ANU	URADHA NAYAN SH AAQ	PS0001F	PARTNER	24. 1	REMUNERATI ON TO PARTNE R			36000
NAY	YAN ARVIND SHAH AAG	PS4217B	PARTNER		INTEREST ON P ARTNER'S CAPI TAL		30	00000
AH			NAYAN A SHAR	[INTEREST ON L OAN		1	05897
	nounts deemed to be profits		ction 32AC or 32A	D or 33A	B or 33AC or 33A	BA.		
	tion Description				Amount			
NI	C	1.4.41	···· 41 ··· 1					
	y amount of profit chargeat					Id		
Nar	me of Person Amo	ount of income	Section	Descrip	tion of Transaction	Comp	utation if a	ny
26 (i)*	In respect of any sum ref	arred to in alausa ((a) (d) (d) (c) (f) (c)	(a) of cool	ion 42D the list it	for mhis	h.	
	In respect of any sum ref pre-existed on the first d							
	and was :-	ay of the previous	year but was not an	lowed in	une assessment of a	my preced	ing previo	us yea
.6 (i)(.		provious vear						
	Section	previous year	Nature of li	al iliter			1 4	
	Nil		Inature of It	aoiiity			Amount	1
6 (3)		g the previews year						
6 (i)(.	Section	g me preview year	All the second	1 111		· · · · · · · · · · · · · · · · · · ·	1.	
	Nil	11 63	Nature of	apility			Amount	
(())T		A G						
	B was incurred in the previ	ous year and was		NU	0.1	1		00(1)
6 (i)(l		re the due date ra	for the retu	rn or inco	me of the previous	year unde		39(1)
	Section	N I	Nature of li	ability			Amount	
	Tax, Duty, Cess, Fee etc		CGST Reve	erse Ohirg	ge Payable			9343
	Tax, Duty, Cess, Fee etc		GST Reve	rse Charg	e Payable			9343
	Tax, Duty, Cess, Fee etc	<u> </u>	EGST On S					22456
	Tax, Duty, Cess, Fee etc	the H	近年時 年間SGST On Sa		le		and the second se	22456
	Tax, Duty, Cess, Fee etc providing, superannuation	ALL ALL	TDS Payabl		A		2	2177
	provident, superandation	granity other fin	Provident				1	44574
6 (i)	B)(b) no. and on or.	efore the store	d date	and I aya			1	443/4
	Section-	Tore negrote an	- Dinue of M	a lity	-	A	Amount	
	provident, superannantiol	gratuity other fun			4.7	a.	Amount	1466
State	prevident supervision	For For out	Ma No	TEN NY				1400
anter -	whether cales tax, go ds co excise duty or any other m	the prefit and lo	s, JEF		and the second s			
mpost accoun 27 a	Amount of Central Value year and its treatment in p	profit and loss acco						es
mpost	nt.) Amount of Central Value year and its treatment in j Input Tax Credit(ITC) in	profit and loss acco accounts				dded Tax	Credits/	
mpost	Amount of Central Value year and its treatment in p	profit and loss acco				dded Tax	Credits/ at in Prof	
mpost	nt.) Amount of Central Value year and its treatment in j Input Tax Credit(ITC) in	profit and loss acco accounts			ing Central Value A	Treatmen Loss/Acc	Credits/ at in Prof counts s Current A	fit an
mpost	nt.) Amount of Central Value year and its treatment in J Input Tax Credit(ITC) in CENVAT/ITC Opening Balance Credit Availed	profit and loss acco accounts			ing Central Value A 2551563 3325786	Treatmen Loss/Acc Shown as Balance S Reduced hase/expe	Credits/ at in Prof counts s Current A Sheet from cost enses	fit an sset in of pur
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rpost	Amount of Central Value year and its treatment in J Input Tax Credit(ITC) in CENVAT/ITC Opening Balance Credit Availed Credit Utilized Closing/Outstanding Balance	profit and loss acco accounts Amount	unt and treatment of	foutstand	ing Central Value A 2551563 3325786 592488 5284861	Treatment Loss/Acc Shown as Balance S Reduced hase/expo Reduced ability Shown as Balance S	Credits/ at in Prof counts s Current A Sheet from cost enses from payn s Current A Sheet	fit an sset in of pur nent /
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	Name of						the con								
	person		person,		company from				Receiv	ea	consider		alue		ine
	which	shares	available		which shares						paid	S	hares		
	received			1	received										
	Nil		the second s		12										
					essee received								fair		
mar	ket value of	the share	es as referre	ed to	in section 56(2	2)(viib).	If yes,	please fi	urnish t	he deta	ils of the s	same			
	Name of t	the perso	on from w	hom	PAN of the p	erson, if	No. of	f Shares	Amou	int	of	Fair M	larket	c]	
			ved for issu							leration		value of	f the		
	shares						12 3		receiv			shares			
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A(a)		ny amoi	int is to be	inch	ided as incom	e charg	eable 11	nder the	head I	ncome	from othe	T SOUTCE	5 96 T	No	
1(4)					tion (2) of sec								sas	.10	
1	SI No.	III Claus	Nature		The second se	tion Jor	(0) 11 9	yes, pica	se ium			uctalls.			
	NII		Ivalure	л ше	some					Amou	ni	-			-20
								1 .1			0 1				
B(a)					uded as incom									NO	
		in clause			on (2) of sectio	on 56?(Y	es/No)	(b) If yes	s, please	the second s	the second se	wing det	ails:	1	
	Sl No.		Nature	of Inc	come					Amou	nt				
	Nil						-								
0 Det	ails of any a	mount b	orrowed on	hune	di or any amo	unt due	thereon	(includi	ng inte	rest on	the amou	nt borrov	red)	No	
					t payee chequ										
	Name of	PAN (of Address	Add	ress City or	State]	Pincode	Amoun	t Date	e of	Amount	Amount		ate	0
	the	the	Line 1		Fown or		10	borrow		10,000	due	repaid	Re	epayn	ner
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	whom				3 A 2		1				morosc				
	amount		KA												
	borrowed		111		1070023				1						
			(M					NA I							
	or repaid				C.C.A.										
	on hundi		- AA			2273		1 Mar							
	Nil		111			THE OF		111							
A(a)	Whether primary adjustment to transfer price case of the in sub-section (1) of section 92CE, has been made No														
	during the previous year. (b) If the place furnish the plowing details														
						3. 2	1	44							
		er /	nch Amò	unt A	(in Whether	the exc	ess of	yes, wh	ether]	f no,	he amou	mt (in E	xpec	ted (date
1	No cau	ise of	sub- Ra.)	No. of Street, or other	of money	availa	bleline	e	XCOSS	(s.) of	imputed i	nterest o	f rer	atria	tior
	sect	ion ()	of prim	i y	with the	-	ad tho	nev	has	come	on Auch	excess o	fmo	nev	
	section (1) of primary while the associated money that is come on ach excess of money section 92.0 adjustment enterprise is been relativated money which has not														
	arimary required to addition the been repatriated within														
	adjustment is the prescribed time prescribed time theorescribed time														
	made ?														
					of sub-se				and and						
				ŀ.	section 9			CONTRACTOR OF							
	Nil				section 9.	ZUE.									
2(0)		h	na haa iya	h and	·					· · ·				N.Y.	
B(a)	Whether the assessee has incurred expenditure during the previous year by way of interest or of similar nature No														
	exceeding one crore rupees as referred to in sub-section (1) of section 94B. (b) If yes, please furnish the following details														
	SI No.		nt (in Rs.)								f interes				eres
			enditure by								brough				
	1.1		interest or			interest	t or o	of simil	ar forw	ard as	per sub-	forward	i as	per	sub
		of sim	ilar nature	amo	rtization	nature	as per	(i) abov	ve secti	ion (4)	of section	section	(4) (of sec	ctio
		incurre	d	(EB)	ITDA) during	which	exceed	s 30%	of 94B			94B:	. ,		
					previous year						Amount		ment	Amo	1111
				(in F	(s.)	above.		F ()	Yea		(in Rs.)		nent	(in R	
	Nil	-l		(-	Ica		[(m 1(3.)	Ical		(m r	ر.ف
C(a)		the asses	see has ent	ered	into an imper	missible	avoida	nce area	naemae	11 00 m	forrad to	in contin	06	NIC	
-(-)	during the	nevior	s vear (Thi	s Cla	use is kept in	aheuana	a till 21	let Man-	h 2021	n, as it		m section	1 90,	140	
						abeyand	e ull 3	ist marc	n, 2021)					
	the second se	please 1			wing details			-			- An analysis of the second				
	SI No.		Nature	of th	e impermissib	le avoid	ance ar	rangeme	ent		int (in Rs				
											ous year a				e, 1
										all the	e parties to	the arra	ngen	ient	
	Nil	10													
31 a	Particular	s of each	loan or de	posit	in an amount	exceeding	ng the l	imit spec	cified in	sectio	n 269SS t	aken or a	ccept	ed du	ırir
	the previo	ous year	:-												
-				-	and the second se										-

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				per provident.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	. firm.	1				
•				×.		1					
5	-	S.No	Name of the lender or depositor	Address of the lender or depositor	Permanent Account Number(if	of loan	the	amount	Whether the loan or deposit was taken	loan or	deposit
	8				assessee) of the lender or	taken or accepted	was squared lup during	the account at any time during the previous year	by cheque or bank draft or use of electronic	cheque of draft, when same was or accept	ther the taken ted by
					the depositor		the previou year	8	clearing system through a bank account.	an accoun cheque account bank draft	or an payee
		1	Ashokkumar M Jumani	Bonanza Fashio n, Basien House , Near Hotel Ori ental Residence , Opp. Small Ha numan Temple, Khar West, Mu mbai : 400 052		10000	No	1000000	Yes- Electronic clearing system		
10 J		2	Ashwanikum ar V Desai	601, Garden Co urt, 6Th Floor, Lallu Bhai Park Road,Andheat W), Mundat 00 058	ADPPD25 24G	50000 00	Yes	5000000	Yes- Electronic clearing system		Ϊ.
		3	erprise	150/10/ Deepak Jrov Tower, P ave/Tank Road Dumbai 40003		10000 00	Yes		Yes-Cheque	Account cheque	
		5	al Rathod HU F	4/B,Deepak Uyoti Tower, Pa rel Tank Road, Mumbai : 400 0 33	सम्बद्धन जमा ३	15	Yes		Yes-Cheque	Account cheque	
			Testoral N	2,Shriji Keipa,6 th Roadi Erain at colony, (uca r Reliant Chan r Santacruz E , at post str. 40, 055		20000 80 10 10 10 10 10 10 10 10 10 10 10 10 10	TW	ENT SOUDO	res-Cheque	Account cheque	payee
		6	Nagpal & Co mpany	asion Ginema L' anc, Schind Me tro Cinema, Mu mbai - 400 020.			V	500000	Yes-Cheque	Account cheque	payee
		7	Paridhi Fab	192, Zaveri Baz ar, 2nd Floor, Mumbai : 4000 02	81J	500000		500000	Yes-Cheque	Account cheque	payee
		8	Pervez Nadir Dumasia	701, Garden Co urt, 7th Floor, L allubhai Park R oad, Andheri W est, Mumbai : 4 00 058	51M	50000 00		5000000	Electronic clearing system		
		9	Purnima Ra manlal Shah	1/A, Gulmohar Juhu Lane, C D Barfiwala Mar g, Andheri (W) Mumbai 400 05 8	12D	10000 00	Yes	1000000	Yes-Cheque	Account cheque	payee
		10		1303, Palmgrov e Society, Juhu Lane, Andheri West, Mumbai : 400 058	2C	10000 00	No	1000000	Yes-Cheque	Account cheque	payee

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		11	Rudra Textil e	1B Jaihind Buil ding ,4th Floor, Dr. A M Road Bhuleshwar Mu mbai 400 002	73H	500000	No	500000	Yes-Cheque	Account cheque	paye
	V .	12	hah	Mayfair Villa, F lat No.701,Plot No. 271, 11th R oad,Madhu Par k Garden, Khar (West),Mumba i :400052	05B	27210 00		21063307	Electronic clearing system		-
		13	Yeshwantlal Shah	1-B, A Wing, G ulmohar Societ y, Andheri Wes t, Mumbai : 400 058	58G	20000	No	2000000	Yes-Cheque	Account cheque	paye
		14	Yukta Nisha nt Jain	1504/B, Deepak Jyoti Tower, Pa rel Tank Road, Mumbai : 400 (33	12M	500000	Yes	500000	Yes-Cheque	Account cheque	paye
		15	ICICI Bank Ltd	ICICI Bank To wers, South To wer, 7th Floor Bandra Kupa Complet, Band ra Eng. Muml ai 000051	5H	212501 719	No	211324741	Yes- Electronic clearing system		6) ⁴⁸
31	b	Particula	ars of each spe	cified sum in a	n antiophic, etc.	eding th	ne limit spec	ified in section	on 269SS taken	or accepted	d duri
		the prev S.No.	ious year:- Name	the Addres		ſ,	XX	Amount N	Whether the	In case	e t
			sum is rec	A a	भेष मूलो भेष मूलो		Account, Number (iff available with the assesse) of the person from whom	specified v sum taken a or c accepted c	vas taken or ccepted by lieque or bank	by cheque draft, whe same wa or accep	or ba or ba ther t s tak ted
	1		KN	ONE			sume in a	Ed. Web animal	hrough a bank account	cheque account bank draft	or pay
		Nil		The state of the s	AALA		Contra Martin			1	
(Pa	rticu	lars at (a)	and (b) need n	ot be given in the	e case of a G	ALLANS ME ME	Contra Martin	, a banking co	mpany or a corp	1	
by	a Cer	ars at (a) ntral, Stat Particul a day or during t system	and (b) need n te or Provincia ars of each rec in respect of the previous yo through a bank	ot be given in the tract.) reipt in an amou a single transac ear, where such a account	int exceeding tion or in res receipt is of	g the lim pect of the herwise	it specified ransactions	in section 269 relating to on heque or bank	PST, in aggrega e event or occa draft or use of	poration est te from a p sion from a	ablish person
by	a Cer	ars at (a) htral, Stat Particul a day or during t system S.No.	and (b) need n te or Provincia ars of each rec in respect of the previous yo through a bank	ot be given in the tract.) reipt in an amou a single transac ear, where such a account	int exceeding tion or in res	g the lim pect of the herwise	it specified ransactions	in section 269 relating to on heque or bank Nature of , transaction	OST, in aggrega e event or occa draft or use of Amount of	poration est te from a p sion from a	ablish person perso cleari
by 31	a Cer b(a)	ars at (a) htral, Stat Particul a day or during t system S.No.	and (b) need n te or Provincia ars of each rec r in respect of the previous you through a bank Name Payer	ot be given in the tact) weipt in an amou a single transacter, where such account of the Addre	mt exceeding tion or in res receipt is of ss of the Paya	g the lim pect of the herwise	it specified ransactions than by a ch Permanent Account Number (it available with the assessee) of the Payer	in section 269 relating to on heque or bank Nature of , transaction f	PST, in aggrega e event or occa draft or use of Amount of receipt	poration est te from a p sion from a electronic	ablish person cleari eccipt
by 31	a Cer	ars at (a) htral, Stat Particul a day of during t system S.No. Nil Particul a day of received	and (b) need n te or Provincia ars of each rec r in respect of the previous yo through a bank Name Payer ars of each rec r in respect of d by a cheque	ot be given in the tract.) reipt in an amou a single transac ear, where such a account	int exceeding tion or in res receipt is of ss of the Paya unt exceeding tion or in res	g the lim pect of the herwise for er g the lim spect of t	it specified ransactions than by a ch Permanent Account Number (it available with the assessee) of the Payer it specified ransactions	in section 269 relating to on heque or bank Nature of transaction f f in section 269 relating to on	PST, in aggrega e event or occa draft or use of Amount of receipt PST, in aggrega e event or occa	poration est te from a p sion from a electronic Date Of r Date Of r te from a p sion from a	ablish erson a perso cleari eccipt
by 31	a Cer b(a)	ars at (a) htral, Stat Particul a day of during t system S.No. Nil Particul a day of receive previou	and (b) need n te or Provincia ars of each rec r in respect of the previous yo through a bank Name Payer	ot be given in the tart. (1) tept in an amou a single transacter, where such account of the Addre	int exceeding tion or in res receipt is of ss of the Paya unt exceeding tion or in res	g the lim pect of the herwise for er g the lim spect of the account	it specified ransactions than by a ch Permanent Account Number (i available with tha assessee) of the Payer it specified ransactions t payee che Perman Numbe	in section 269 relating to on heque or bank Nature of transaction f f in section 269 relating to on que or an acc	PST, in aggrega e event or occa draft or use of Amount of receipt PST, in aggrega e event or occa count payee bar ccount Amoun e with	poration est te from a p sion from a f electronic f Date Of r Date Of r te from a p sion from a ak draft, du	ablish eerson cleari eccipt eccipt

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9		1504/B,Deepak Jyoti Tower, Pa rel Tank Road, Mumbai : 400 0 33		500000	500000	Yes-Cheque	Account payee cheque
10	ni	405, Nestle Apa rtment, A Wing , 4th cross Road , Lokhandwala Complex, Mum bai: 400 053		500000	500000	Yes-Cheque	Account payee cheque
11	Madhu Vishal Gadodia	2,Shriji Kripa,6 th Road, Prabh at Colony, (Nea r Reliance Ener gy) Santacruz E , MUMBAI : 40 0 055		15000 00	500000	Yes-Cheque	Account payee cheque
12	Pervez Nadir D umasia	701, Garden Co urt, 7th Floor, L allubhai Park R oad, Andher W est, Mumber 4 00 95	02	50000 00	5000000	Yes-Cheque	Account payee chequ
13	Prakash M Ju mani	1/4 Knand Dire m/1st Floor, 10 W Road Khar W), Mumbai : 400052		, 15000 00	W	Yes-Cheque	Account payee chequ
14	Shradha Jiten dra Mordani		्र स्टब्स् अपने	10000 00	1000000	Yes-Cheque	Account payee chequ
15	Taruna Deven Ira Shin	4 Simmer Ons en, 11 Hasanab ad Lahe, Samar ruz an Mumu	मूलो ।	500000	500000	Yes-Cheque	Account payee chequ
16	antial Shah	ai : 400 054 JAA Gulmohar , Juliu (Cand , O Descrivelle Vil rg, Andherr (Ma Jumbai 58		P 40000	Ċ		Account payee chequ
17	Vasumati A Sh ah	Mayfair Villa, F lat No.701,Plot No. 271, 11th R oad,Madhu Par k Garden, Khar (West),MUMB AI :400052		225053 07	21063307	Yes- Electronic clearing system	
18	Yukta Nishant Jain	1504/B, Deepak Jyoti Tower, Pa rel Tank Road, Mumbai : 400 0 33	e á. Es	500000	500000	Yes-Cheque	Account payee chequ
19	đ	ICICI Bank To wers, South To wer, 7th Floor, Bandra Kurla Complex, Band ra East, Mumb ai 400 051.		74189 31	212963709	Yes- Electronic clearing system	
20	Kotak Mahind ra Investments Limited	12 BKC, C12, G -Block, Bandra Kurla Complex , Bandra East, Mumbai 400 05 1.		184556 67	170789000	Yes- Electronic clearing system	

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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, Address of the lender, or Permanent Account Number (if Amount of repayment or depositor or person depositor or person from available with the assessee) of the of loan or deposit or whom specified advance lender, or depositor or person any specified advance from whom specified from whom specified advance is received otherwise than advance is received is received received 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, Address of the lender, or Permanent Account Number (if Amount of repayment or depositor or person depositor or person from available with the assessee) of the of loan or deposit or from whom specified whom specified advance lender, or depositor or person any specified advance advance is received is received from whom specified advance is received otherwise than received by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year Nil Note: (Particulars at (c), (d) and (eed not be give tase of a reparatent of any loan or deposit or any specified advance , banking company or a corporation established by a Central, State taken or accepted from Government, Government co or Provincial Act) Details of brought forward loss or depresented 32 a the stance, in the following manner, to extent available S.No Assessment Year Nature of L vance Amount Amount Order U/ Remarks 1772 PH 711A as S and led assessed Date Nil 32 b Wheth lue to which No change mishareholdin of the mbail in the re riou ear the losses incured prior to the can orwar in terms of section 79. 32 c Whether the rred any speculation during e previous year. No If yes, please furn details below 32 d Whether the usessee has pect of any specified business No in re during the previous year 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 No as referred in explanation to section 73 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 Yes XVII-BB, if yes please furnish S.No Tax Section Nature of Total Total Total Amount of Amount Total Amount deduction payment amount of amount amount of of tax amount tax tax payment and on which on which deducted on which deducted deducted collection or receipt tax tax was was or was or tax or Account deducted of deducted collected the required collected collected Number nature to be or out of (6) not or on (8) (TAN) specified deducted collected collected deposited in column or at at less to the (3) collected specified than credit of out of (4)rate out of specified the Central (5) rate out of Governmen (7)

		-										out of (6
		1	MUMM0 2612B	194A	Interest her that nterest	n I	28269294	28269294	2826932		0 0	and (8)
		2	MUMMO	194-I	securitie Rent	as 353339	353339	353339	7067		0 0	
		3	2612B MUMM0	194C	Paymen	ts 86616393	86616393		1376822		0 0	
			2612B		to contr tors	rac						
		4	MUMM0 2612B	194H	Commis on or br erage		3243184	3243184	162161		0 0	
		5	MUMM0 2612B	194J	Fees for ofession or tech al service	al nic	21748982	21748982	2174902		0 0	
		6	2612B	192	Salary	14301848			2914834		0 0	
4	b	Wheth the de	her the assentation the second s	ssee is re	quired to f	urnish the state	ement of tax	deducted o	r tax collect	ed. If yes	,please furnis	h Yes
		S.No	and o	leduction collection t Number	of	Due date furnishing	for Date furnishi	ng, tax de shed contain all	ns informati details/tran	collected on about sactions	furnish list details/ transactions	
		1	MIIMM	02612B	240		21/10/20	reporte	are require	ed to be	which are reported.	not
		2	MUMM	02612B	24Q	31/10 31/01/10 31/07	31/10/20 30/01/20	13 34				
		3		02612B	24Q	31/07 31/0	04/08/20 27/07/20	IF W				
		5				31/UNLAUE PAR		19 1946				
		5	TAT O TATTAT	02612B1	26Q	31/10/2019	00140100					
		6	MUMM	02612B	260	31/10/2019 31/01/2020	00140100	19 Yes		5		
4	c Mari	6 7	MUMM MUMM the asse	02612B 02612B	24Q	31/01/2020 31/07/2020 (intelest pace	30/10/20 16/01/20 14/06/20 section 20 nd 2000	19 Mes 20 Yes 22 Mes 1((A) or se	on 20 c(please furnis ates of paym	
4		6 7 Wheth	MUMM MUMM the asse	02612B 02612B	2200. 2200. Tax. colle Num	31/01/2020 a)/07/2020 interest pade chon Acce ber (TAN) M02012B	30/10/20 16/01/20 16/01/20 section 30 section 30 and 2000	19 / Yes 20 / Yes 22 / Yes 1(Ann ant	903 2	ates of paym	
4	2	6 7 Wheth S.No	MUMM MUMM the asse	02612B 02612B	And	31/01/2020 31/07/2020 interest piece deduction Acco Der (TAN) M02612B 1M02612B	30/10/20 16/01/20 16/01/20 section 20 net among section 201(12)	19 //es 120 //es 120 //es 1(.A) or se 1 of under 0 2 0 01 0 00 0 01 0 000 0 000 0 000 0 000 0 0	Aptenti	903 2 2579 2	ates of paym	
	V	6 7 Wheth S.No 1 2 3 4	MUMM MUMM the asse	02612B 02612B A e is lia	AUD MUN MUN	31/01/2020 31/07/2020 31/07/2020 31/07/2020 32/07/200 32/07/200 32/07/200 32/07/200 32/07/200 32/07/200	30/10/20 16/01/20 16/01/20 section 20 and 2 moon section 20 section 20	19 Mes 20 Yes 22 Yes 27 Yes 1(A) or se 1 of under 0 2043(7) ble 903 2579 180 9631	Aphter	903 2 2579 2 180 2 9631 2	ates of paym 2019-05-25 2019-07-15	
	V	6 7 Wheth S.No 1 2 3 4	MUMM MUMM the asse	02612B 02612B Ac is lia	AUD MUN MUN	31/01/2020 31/07/2020 interest piece deduction Acco Der (TAN) M02612B 1M02612B	30/10/20 16/01/20 17/06/20 section -70 and 2 microsi section 201(17) as a section 201(17) as a section 2	19 Mes 20 Mes 21 Mes 22 Mes 24 Mes 1(A) or set of under under 0.2010 903 2579 180 9631 inicipal iter	Annual fr	903 2 2579 2 180 2 9631 2 traded	ates of paym 2019-05-25 2019-07-15 2019-09-18 2019-10-24	ent
	V	6 7 Wheth S.No 1 2 3 4 In the	MUMM MUMM Pithe asser	02612B 02612B Ac is lia	AUX AUX AUX AUX AUX MUX MUX MUX MUX MUX MUX	31/01/2020 31/07/2020 31/07/2020 31/07/2020 32/07/200 32/07/200 32/07/200 32/07/200 32/07/200 32/07/200	30/10/20 16/01/20 16/01/20 section 20 and 2 moon section 20 section 20	19 Aves 20 Aves 20 Aves 22 Aves 1(A) or se 1(A) or se 1	Amount ans of goods rchas- Sales durin the previ vious year	903 2 2579 2 180 2 9631 2 traded 3 Clo	ates of paym 2019-05-25 2019-07-15 2019-09-18	Shortag
5	a	6 7 Wheth S.No 1 2 3 4 In the S.No	MUMM MUMM the asse case of a tr Item Na	02612B 02612B Ac is lia MCC ading con	AUA AUA MUA MUA MUA MUA MUA MUA MUA MUA	31/01/2020 ard/2/2020 inteless pade deduction Acce bet (TAN) M02/012B M02/012B M02/012B M02/012B AM02/012B AM02/012B add and a second add add a second add add a second add add add add add add add a add add add add add add add add add add	30/10/20 16/01/20 section 20 and 2 motion section 20 section 20 and 2 motion 201(13) as failed details of pr stock	19 Ares 20 Ares 21 Ares 1(A) or se 1 of under 0 0 2579 180 9631 inicipal iter inicipal iter inicipal iter inicipal iter the pre yea	Amount ns of goods rchas-Sales durin ing the previ year r	903 2 2579 2 180 2 9631 2 traded 3 Clo ag ious	Ates of paym 2019-05-25 2019-07-15 2019-09-18 2019-10-24 sing stock	Shortag excess, if any
5 1	1	6 7 Wheth S.No 1 2 3 4 In the S.No Nil In the and by	MUMM MUMM The assertion the as	ading con	AUA AUA MUA MUA MUA MUA MUA MUA MUA MUA	31/01/2020 31/07/2020 31/07/2020 31/07/2020 32/07/200 32/07/200 32/07/200 32/07/200 32/07/200 32/07/200	30/10/20 16/01/20 section 20 and 2 motion section 20 section 20 and 2 motion 201(13) as failed details of pr stock	19 Ares 20 Ares 21 Ares 1(A) or se 1 of under 0 0 2579 180 9631 inicipal iter inicipal iter inicipal iter inicipal iter the pre yea	Amount ns of goods rchas-Sales durin ing the previ year r	903 2 2579 2 180 2 9631 2 traded 3 Clo ag ious	Ates of paym 2019-05-25 2019-07-15 2019-09-18 2019-10-24 sing stock	Shortag excess, if any
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	DC	S.No	Item Name	Unit	Opening stock	-	ma ed s the	during previous			Closing	stock	Shortage excess, if any
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6	In th		of a domestic c	ompany, deta	ils of tax of	n distribu	ted p	rofits und	er section	n 115-0 in	the follow	ing forms	:-
1			(a) Total amo	ount (b) A	mount of	f (c) A	mou	nt of (d	l) Total	tax (e)			
			of distrib profits	uted reduction referred section (i)		s reduction referred section (ii)	l t	o in	aid thereo	on Am	iount	Dates payme	of
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9	Whe	ther an	y audit was co	nducted und	er section	2A of th	e Fin	ance Ant	1994 in	relation to	valuation	of taxable	No
_	servi	ices as a	may be reporte	d/identified b	y the audit	AT BALL		11	1				
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	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 Pla	nt & Machi	nery @ 40%						877524

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Deduction Details(From Point No. 18)			
Description of Block of Assets	SI.N	No. Date of Sale etc.	Amount
Furnitures & Fittings @ 10%		and the second	
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 OO-OP. HSQ SOO (Regn. No. BOM/WGN/NSQ TE) 02 P 892, SHANKAR GHANDKAR M DADAR (WEST), MUMBAI-400 28.

[V	INDIAN INCOME TAX RETURN A Where the data of the Return of Income in Form ITR-1 (SAHAJ), IT filed and verified] (Please see Rule 12 of the Income-	R-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7	Assessment Year 2021-22
PAI	y		
Nar	ne MAYFAIR HOUSING		
Add	fress 1, Mayfair Meridian, , Ceaser Road, Andheri (We	st) , Mumbai , Mumbai , Mumbai , Mumbai , 19-Mahara	shtra , 91-India , 400058
Stat		Form Number	ITR-5
File	d u/s 139(1) Return filed on or before due date	e-Filing Acknowledgement Number	999954590071221
	Current Year business loss, if any	а с сласт и 1 г. – та 1	
62	Total Income		12,98,57,690
income and Tax details	Book Profit under MAT, where applicable	2	0
d Tax	Adjusted Total Income under AMT, where applicable	3	12,98,57,690
me an	Net tax payable	4	3,91,99,124
	Interest and Fee Payable	5	20,58,356
Taxable	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
x deta	Interest Payable	10	0
ion Te	Total Dividend tax and interest payable	11	- 0
Distribution Tax details	Taxes Paid	12	0
ā	(+)Tax Payable /(-)Refundable (11-12)	13	0
, II	Accreted Income as per section 115TD	14	0
fax Detail	Additional Tax payable u/s 115TD	15	0
me & 1	Interest payable u/s 115TE	16	0
Accreted Income	Additional Tax and interest payable	17	0
Accretu	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 KU (Regn. No. BON 892, SHANK , MUMBAI-400 DADAR (WE

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.

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As per our audit report of even date.

For M. D. DUMASIA & Co.

Chartered Accountants nore

M. D. Dumasia (Proprietor) Membership 42473 UDIN : 21042473AAAAGO5295 Mumbai, 13th November, 2021.

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For MAYFAIR HOUSING

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	5,67,38,000	_,,
Income Tax & TDS		3,98,79,516
Net Profit Trfed 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

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M D Dumasia (Proprietor) Membership 42473

UDIN : 21042473AAAAGO5295 Mumbai, 13th November, 2021.





For MAYFAIR HOUSING



Partner

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PARTNERS CAPITAL ACCOUNT

NAME OF THE PARTNFR	OPENING	ADDITION /			PROFIT/	CLOSING
	BALANCE	(WITHDRAWAL)	INTEREST ON CAPITAL	REMUNERATION	(ross)	BALANCE
		NET				
1000/ 100%	24,31,85,221	(14,53,61,345)	4,47,00,000	84,000	9,71,89,093	23,97,96,969
Nayari A. Silari (02.%) Martin Universe Driveta Limitad (10%)	14,59,40,583	(11,80,10,475)	1,00,63,000	1	1,09,20,123	4,89,13,231
Mayrair Housing Frivate chimed (±0%) Anuradha Shah (1%)	2,80,64,323	(10,58,193)	19,75,000	36,000	10,92,012	3,01,09,143
	41.71.90.127	(26,44,30,013)	5,67,38,000	1,20,000	10,92,01,228	31,88,19,343
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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 Subsidaries	
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 Commericial 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





DULE:4	ASSETS
SCHED	FIXED

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	1	,	39,952	3,59,568
Motor Car	15	36,28,888	I		5,44,333	30,84,555
Office Equipment	15	4,36,888	ı	1,88,353	79,660	5,45,582
Plant & Machinery	15	1,28,399	I	ĩ	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	
Work In- progress	
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
Finished Goods	
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	IR HO	2,45,458
	10	2,55,140
CA	EL IS	

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 incured 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 Mkting 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	13,76,48,159
Crores.	
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 & Courrier 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

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M D Dumasia (Proprietor) Membership 42473 UDIN : 21042473AAAAGO5295 Mumbai, 13th November, 2021.





For MAYFAIR HOUSING

Partner

MAYFAIR HOUSING

	Disclosure regarding Employee benefits.		
	The Company has classified the various benefits, prov	ided to	
	Defined Contribution Plans		31-03-202
.0	Provident Fund – Employer Contribution		18,69,40
	State Defined Contributions Plan		
.1	Employer's contribution to Employees' State Insuranc	ce.	14,43
.0	Defined Benefits Plan.	-	
	Gratuity and Leave encashment benefits are define	ed benefit plans for which	h, provision h
	been made in the accounts based on actuarial valuati	ion as on 31.03.2021. This	s is in accordan
	with Accounting Standard No. 15 issued by the Institu	ite of Chartered Accounta	nts of India.
.1	The Gratuity benefit plan is wholly unfunded. Hence	e, there are no plan asset	ts attributable
	the obligation.	,	
			Current Yea
	Mortality		IALM(2012-1
	Principal actuarial assumptions		
	Discount rate		7.00
	Rate of Increase in compensation		4.00
	Withdrawal rates	Age up to 45	2.00
		years	
		Age 46 yrs and	1.00
		above	
	Changes in the Present Value of Obligations (PVO)		
	PVO at the beginning of period		99,11,3
	Interest Cost		6,74,9
	Current Service Cost		9,20,0
	Benefits Paid		(51,92
	Acquition/ Business Combination		
	Actuarial (gain)/ loss on obligation		(5,47,69
	Liability at the end of the year recognized and disclosed under the head "		1,09,06,7
	Provision for Gratuity)		
	Expenses recognized in the Profit and Loss Account u	nder the Head Personnel	
	Current Service Cost		9,20,0
	Interest Cost		6,74,9
	Net Actuarial (Gain)/ Loss recomized for the period		(5,47,69
	Expenses recognized in the statement of Profit & Los	s Account	10,47,3
		(MUMBAI)	
		2 MUMBAI)=	

attributable to the obligation.		Current Year
Mortality		IALM(2012-14)
Principal actuarial assumptions		IALIN(2012-14)
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)
Acquition/ Business Combination		0.00
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 Personnel Expenses.	under the Head	
Current Service Cost		3,17,411
Interest Cost Net Actuarial (Gain)/ Loss recognized for the period		3,31,676
		(21,20,824
Expenses recognized in the statement of Profit & Lo		(14,71,737

For M.D.DUMASIA & Co.

Chartered Accountants lenae

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NO.

M D Dumasia (Proprietor)

Membership 42473

UDIN : 21042473AAAAGO5295

Mumbai, 13th November, 2021.

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For MAYFAIR HOUSING

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.

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For M.D.DUMASIA & Co.

Chartered Accountants

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M D Dumasia (Proprietor)

Membership 42473

UDIN: 21042473AAAAGO5295

Mumbai, 13th November, 2021.

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For MAYFAIR HOUSING

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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.

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.

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 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.

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 *I* 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 :

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

 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.

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.

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 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 Assesse'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

FORM 3CB [See rule 6 G(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

 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

- 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.
- 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

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

2. Address of the Assessee

Mayfair Housing

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

AAHFM7843A

Yes

3. Permanent Account Number (PAN)

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 ?

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

5. Status

6. Previous year

7. Assessment year

Firm

2021-22

01-Apr-2020 to 31-Mar-2021

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 No year, the particulars of such change ? 51. Date of change Type of change Name of Old profit New profit Remarks No. Partner/Member sharing ratio (%) Sharing Ratio (%) 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. Books Country Flat / Road / Zip Code / Post Area / District State No. maintained Door / Street / Pin Code Office Locality Building Block / Sector 1 Bank book 91-India 1, Mayfair 400058 19-Maharashtra Meridian, Ceaser Road, Andheri (West), Mumbai 400058 2 Cash book 91-India 1, Mayfair 19-Maharashtra Meridian, Ceaser Road, Andheri (West), Mumbai

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, Andherı (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.) ?

Sl. No. Section

No records added

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

Mercantile system

No

Amount

(b). Whether there had been any change in the method of accounting employed vis-a-vis the method employed in the method immediately preceding previous year ?				
(c). If answer to (b) above is in the a	ffirmative, give details of such change , an	d the effect thereof on the profit or I	oss ?	
Sl. No. Particulars		Increase in profit	Decrease in profit	
^{(d).} Whether any adjustment is req computation and disclosure sta	uired to be made to the profits or loss for o andards notified under section 145(2) ?	₹ 0 omplying with the provisions of inco	₹ 0 me No	
(e). If answer to (d) above is in the a	affirmative, give details of such adjustment	5:		
Sl. ICDS No.	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 Statem	ents attached	
2 ICDS II-Valuation of Invent	pries	As per Audited Financial Statem	ents attached	
3 ICDS III-Construction Contr	racts	As per Audited Financial Statem	nents attached	
4 ICDS IV-Revenue Recognit	ion	As per Audited Financial Statem	nents attached	
5 ICDS V-Tangible Fixed Ass	ets	As per Audited Financial Statem	nents attached	
6 ICDS VII-Governments Gra	nts	Not Applicable		
7 ICDS IX Borrowing Costs		As per Audited Financial Staten	nents attached	
8 ICDS X-Provisions, Conting	ent Liabilities and Contingent Assets	As per Audited Financial Staten	nents attached	
14 (a). Method of valuation of closi	ng stock employed in the previous year	Lower of Cost	or Marker rate	
(b). In case of deviation from the m profit or loss, please fumish:	nethod of valuation prescribed under secti	on 145A, and the effect thereof on t	he No	
Sl. NO. Particulars		Increase in profit	Decrease in profit	

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No records added

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15. Give the following particulars of the capital asset converted into stock-in-trade
| Sl. No. | Description of capital a
(a) | asset Date of acquisition
(b) | Cost of acquisition
(c) | Amount at which the
asset is converted
into stock-in trade
(d) |
|------------------------------|---|---|---|---|
| 3 ^{ar} | | No records added | | |
| 16. Amou | nts not credited to the profit | and loss account, being, - | | |
| (a). The it | tems falling within the scope | of section 28; | | |
| Sl.No. | Description | | | Amoun |
| addeo | d tax or Goods & Services Ta | efunds of duty of customs or excise or service
x,where such credits, drawbacks or refunds a | e tax or refunds of sales tax o
re admitted as due by the au | ₹
or value
uthorities |
| 51. No. | Description | | | Amour |
| | | No records added | | |
| | ation claims accepted during | the previous year; | | |
| 51. No. | Description | No records added | | Amoun |
| (d). any o | ther item of income; | | | |
| 51, No. | Description | | | Amoun |
| (e) Canit: | al receipt, if any. | No records added | | |
| Sl. No. | Description | | | a and M |
| | Description | No records added | | Amoun |
| 17. Where
or ass | e any land or building or both
sessed or assessable by any | is transferred during the previous year for a c
authority of a State Government referred to in | onsideration less than value
section 43CA or 50C, pleas | adopted
e fumish: |
| Sl. Detai
No. of
prope | | Address of Property | Consideration
received or
accrued | Value Whether
adopted or provision
assessed of second |
| | | v | | or proviso t
assessable sub- |

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Country	Flat / Door / Building	Road / Street / Block / Sector	Post Office	Area / Locality	District	State			section (1) of section 43CA or fourth proviso to clause (x) of sub- section (2) of section 56 applicable ?	
							₹ 0	₹ 0		

 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)		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)]

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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 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 expen	diture	
51. No.	Particulars	Amount
1		₹ 0
		× .
Personal expe	enditure	
	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 ad	ded								
Expenditure	incurred at clubs	being entr	ance f	ees and subsc	riptions									
Sl. No.	Particulars													Amount
					No records ad	ded								
Expenditure	incurred at clubs	being cost	t for clu	ub services and	d facilities used	d.								
Sl. No.	Particulars													Amount
					No records ad	ded								
Expenditure	by way of penalty	or fine for	violatio	on of any law fo	or the time bei	ng in for	ce							
Sl.No.	Particulars													Amount
					No records ad	ded								
Expenditure	by way of any oth	ner penalty	orfine	not covered a	bove									
Sl. No.	Particulars													Amount
					No records ac	ded								
Expenditure	incurred for any p	purpose wl	hich is	an offence or v	which is prohit	ited by	law							
Sl. No.	Particulars													Amount
				€	No records ac	lded								
(b). Amou	ints inadmissible	under sec	tion 40)(a);										
i. as payn	nent to non-resid	ent referre	d to in	sub-clause (i)						•				
A. Details	of payment on w	/hich tax is	not de	ducted:										
Sl. Date o No. paymer		of th	nme of ne oyee	Permanent Account Number of the payee, if available	Aadhaar Number the payee, if available	of Cou		oor /	Road / Street / Block / Sector		Post Office	Area / Locality	District	State
1	۳ ۵													

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)

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Sl .No.	payment	Amount Natur of of ayment payme	of the	Permanent Account Number of the payee, if available		er of Country	- Flat / Door / Building		Zıp Code / Pin Code	Post Office	Area / Locality	District		Amount of tax deducted
1		₹ 0												₹ 0
11. ;	as payment refe	rred to in s	ub-claus	e (ia)										
Α.	Details of payme	ent on whic	ch tax is i	not deducted	:						-			
Sl. No.	Date of payment	Amount Na of of payment pa	of	the Account Nu				Flat / Door / Building	Road / Street Block / Sector	Code / Pin Code	Post Øffice	Area / Localit	District 4	: State
1		₹ 0												
В.	Details of paym sub-section (1)	ent on whic of section	ch tax ha 139.	s been dedu	cted but has	not been pa	id on or	before	the du	e date	specified	d in		
Sl. No.	payment	of of ent payment	of Ac the Nu payee th	count Numl mber of paye	naar Cou ber of the se, if ilable	intry Flat / Door / Building	Street /		ost A ffice L	area / .ocality	District		deducted	Amount deposited out of "Amount of tax deducted"
1	,	ē 0											₹ 0	₹ 0
bi.	as payment ref	erred to in s	sub-clau	se (ib)										
Α.	Details of paym	ient on whic	ch levy is	not deducte	d:									
Sl. No.	Date of payment	: Amount Na of of payment pa	f of	the Account Nu		r Number of yee, if ble	Country	Flat / Door / Building	Road Stree g / Block / Secto	t Code Pin Code	Post / Office	Area / Localit		t State
1		₹ 0												
		9.												
В.	Details of paym sub-section (1)	nent on whi of section	ich levy h 139.	as been dedi	ucted but has	s not been p	aid on o	r before	e the d	ue date	e specifie	ed in		
Sl. No.		ount of Natur payment of payme	re Name of ent the payee	Account M Number of 1	Aadhaar Co Rumber of Che payee, If available	Duntry Flat / Door / Buildin	Block /	Code / Pin Code		Area / Locality	District	State	Amount of levy deducted	Amount deposited out of "Amount of Levy
				available			Sector							deducted"
1		₹ 0		available			Sector						₹ 0	
1		₹ 0		available			Sector						₹0	deducted"
	Fringe benefit		ub-claus			×	Sector						₹ 0	deducted"

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 without TDS etc. under sub-clause (iii)

Sl. No.	Date of payment		of the	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Country	Flat / Door / Building	Block /	Z1p Code / P1n Code	Post Office	Area / Locality	District	State
1		₹ 0						Sector		-			
viii.	Payment to PF /o	ther fund	i etc. u	nder sub-clause	(iv)					*			₹0
IX.	Tax paid by emplo	yer for p	erquisi	tes under sub-cla	ause (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 vest 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 ?

Sl. No.	Date of Payment	Nature of Payment	Amount	Name of the payee	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 fumish the details of amount deemed to be the profits and gains of business or profession under section 40A(3A) ?

Sl No. Date of Payment Nature of Payment Amount Name of the payee Permanent Account Aadhaar Number of the Number of the payee, 1f available 1f available

No records added

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

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₹0

Yes

₹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 ₹ 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 No records added	Amount
(i). Amount inadmissible under the proviso to section 36(1)(iii).	₹0
	ξų.
 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
, l	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.

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Sl. No.

Section

Description

Amount

No records added

25. Any Amount of profit chargeable to tax under section 41 and computation thereof. S1. Name of person Amount of income Section Description of Computation if any No. Transaction 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 Sec 43B(b)-provident/superannuation/gratuity/other 1 Employer's contribution to any Employee welfare ₹ 12,604 fund fund: 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 Sec 43B(b)-provident/superannuation/gratuity/other 1 Employer's contribution to any Employee welfare ₹ 2,056 fund fund: B. was incurred in the previous year and was a. paid on or before the due date for fumishing the return of income of the previous year under section 139(1); Sl. No. Section Nature of liability Amount Sec 43B(a)- tax,duty,cess,fee etc 1 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 Sec 43B(b)-provident/superannuation/gratuity/other fund 4 Employer's contribution to ESI ₹ 17,757 Sec 43B(d)- interest from public financial institution etc 5 Interest to public financial institutions: ₹ 3,72,206

 b_{\cdot} 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 gratuity fund ₹ 9,95,415 State whether sales tax,goods & services Tax, customs duty, excise duty or any other indirect tax,levy,cess,impost No 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 Yes 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 & 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 /Oustanding 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. Туре 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)?

Please furnish the details of the same

S1. Name of the PAN of the Aadhaar Number Name of CIN of Fair Market No. of Amount of No. person from person, if of the payee, Shares value of the the the consideration paid which shares available if available Received company company shares received whose shares are received

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 Aad person, if the available ava			Amount of F sideration received	air Market value of the shares
			No records a	dded		
A.a. Wh refe	ether any amount is to be in erred to in clause (ix) of sub-	ncluded as income o section (2) of section	chargeable under on 56 ?	the head 'income f	rom other sources' as	No
b. Pleas	se furnish the following deta	ils:				
Sl, No.	Nature of income					Amount
			No records a	dded		
ref	ether any amount is to be ir erred to in clause (x) of sub-	section (2) of section	chargeable under on 56 ?	the head 'income f	rom other sources' as	No
b. Pleas	se fumish the following deta	ils:				
Sl. No.	Nature of income					Amount
			No records a	dded		
30. Det rep	ails of any amount borrowed aid, otherwise than through	d on hundi or any ar an account payee o	, nount due thered cheque. [Section	on (including interes 69D]	t on the amount borrowed	l) No
Sl. Name of No. the persor from whom amount borrow or repaid on hum	the Number of person, the if person, available if available wed	Building / Block	Zip Post Area Code Office Local / Pin Code			
1					₹ 0	₹0 ₹0
A.a. Wh du	nether Primary adjustment to ring the previous year ?) transfer price, as n	eferred to in sub-	section (1) of sectio	on 92CE, has been made	No
b. Plea	se furnish the following deta	ils:				
Sl. No.	Under which clause Amount of sub-section (1) of section 92CE primary adjustment is made ?	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 7	The amount of imputed interes income on such excess mone which has not been repatriate within the prescribed tim	y repatriation of d money
		v	No records a	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 ?

b. Please furnish the following details

51. 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	Amount of expenditure by way of interest or of similar nature as per (1) above which exceeds 30% of EBITDA as per (ii) above.	Details of interest expendi brought forward as per sub-s (4) of section 94B. (iv)		Details of interest carried forward as pe (4) of section (v)	r sub-section
		(11)	(11) (111)	Assessment Year	Amount	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) ?

b. Please furnish the following details

Enterprises

215, Nariman Point, Mumbai 400 021

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	loan or deposit taken or	Whether the loan/deposit was squared up during the previous year ?	amount outstanding in the account at any time during the previous	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	126, Free Press House,	AAAFA9227F		₹ 9,15,00,000	No	₹ 9,15,00,000	Yes-RTGS	

No

No

							-		
	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
0 12	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

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

No. person from person from whom specified sum is specified sum is received available sum is received, with the if available accepted the person from whom or use specified sum is received assesse) of the person from whom specified sum is received assesse) of the person from whom specified sum is received assesse) of the person from whom or use specified sum is received assesse) of the person from whom or use specified sum is received assesse) of the person from whom or use specified sum is received assesses of the person from whom or use specified sum is received assesses of the person from whom or use specified sum is received assesses of the person from hom or use specified sum is received assesses of the person from system through bank ac ?	ed by accepted by e or cheque or lraft bank draft, e of whether the ronic same was ing taken or a accepted by gh a an account
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No records added

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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

	me of the A yer p	Address o Dayer	of the	Permanent Account Number (if available with the	Aadhaar Number of the payer, if available	Nature of transaction	Amount of	receipt Date of receipt
				assessee) of the payer				
• •	2	••		the payer				₹ 0
								ξ U
a p	day or in resi	pect of a red by a c	single transac heque or ban	tion or in respe	he limit specified in secti ct of transactions relatin ng an account payee che	g to one event of	r occasion fro	ma
Sl, No.	Name of payer	the .	Address of t	he payer	Permanent Account Number (if available with the assessee) o			Amount of receipt
					the payer		÷	
					No records added			
a	person, othe luring the pre Name of the	erwise tha vious yea	an by a chequ	gle transaction e or bank draft, Permanent Account Number (if	orin respect of transacti or use of electronic clea Aadhaar Number of the payee, if available	ons relating to or aring system thro Nature of transaction	ugh a bank ac	payment Date of payment
	payee			available with the assessee) o the payee				
20 K			*				*	₹ 0
ļ	person in a da	ay or in re de by a cl	spect of a sin neque or ban	gle transaction	ceeding the limit specifie or in respect of transact ig an account payee che	ions relating to o	ne event or o	ccasion to
Sl. No.	Name of payee	f the	Address of	the payee	Permanent Account Number (if available with the assessee) of the payee			Amount of payment
•				4	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.	Name of the		Permanent	Aadhaar Number	Amount of	Maximum amount		In case
No.	payee	the payee	Account Number (if available with the assessee) of the payee	of the payee, if available	repayment	outstanding in the account at any time during the previous year	repayment was made by cheque or bank draft or use of electronic clearing system	the repayment was made by cheque or bank draft, whether the same was repaid by
							through a bank account ?	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 Nadır 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 Ashwanıkumar Desai	601, Garden Court, 6th Floor, Lallu Bhai Park Road, Andheri (W), Mumbai 400058			₹ 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	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 Vallabhdas 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), Mumbaı 400053	AAEFV3541R	₹ 6,00	,00,000	₹ 6,00,00,000	Yes-RTGS	
10	Yukta Nishant Jain	1504/B, Deepak Jyotı Tower, Parel Tank Road, Mumbai 400 033	AMIPR8212M	₹ 5	5,00,000	₹ 5,00,000	Yes-Cheque	Account payee cheque
	section 269T n		e than by a cheque of	cified advance in an amour bank draft or use of electr				
Sl.	No. Name payer		ess of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Num payer, if a		of loan or any specific received than by a bank draft electron: system thro account	ied advance d otherwise a cheque of t or use of ic clearin
				No records added				
	section 269T r during the prev	eceived by a che vious year:- of the Addr	eque or bank draft whi	cified advance in an amoun ch is not an account payee Permanent Account Number (if available with the assessee) or the payer	Aadhaar Num payer, if a	bunt payee ba	Amount o of loan or any specif received or bank is not paye account draft	
				No records added				
				he case of a repayment of a ring company or a corpora				
32	.a. Details of b	rought forward lo	oss or depreciation all	wance, in the following ma	inner, to the ex	tent available		
Sl. No.			depreciation is	losses/allowances by not allowed under section 115BAA /	unt as adjuste / withdrawal c additiona depreciation c	of (give r al releva an	as assessed eference to ant order)	Remarks

less and no 115BAC / 115BAD account of opting appeal pending for taxation under

8	Ramanlal Vallabhda Shah		uhu	BBYPS6422C		₹ 10,00,	000	₹ 10,00,000	Yes-Cheque	Account payee cheque
9	Vishal Construct	2nd Floo Mall, New Road, An (w), Mum 400053	v Link Idheri	AAEFV3541R	₹	6,00,00,	000 ₹	6,00,00,000	Yes-RTGS	
10	Yukta Nısl Jain	hant 1504/B, I Jyoti Tow Parel Tar Road, Mi 400 033	er, nk umbai	AMIPR8212M		₹ 5,00,	000	₹ 5,00,000	Yes-Cheque	Account payee cheque
d	section 26		therwise	e than by a cheque of	cified advance in an ar r bank draft or use of e					
51		ame of the ayer	Addre	ss of the payer	Permanent Account Number (if availa with the assessee the payer	ible p	adhaar Numbe ayer, if ava		of loan or any specifi received than by a bank draft electroni system thro account	ed advance otherwise cheque or or use of c clearing
e	Particulars	of repayment	t of loan	or deposit or any spe	No records added	mount e	xceeding the	limit specifie	ed in	
	section 26 during the	59T received b previous yea	oy a cheo r:-	or deposit or any spe que or bank draft whi ess of the payer		ayee che t A able p	xceeding the eque oraccou adhaar Numbe ayer, if ava	nt payee ba er of the	Amount or of loan or any specif: received l or bank o is not payer account draft	
	section 26 during the	59T received b previous year ame of the	oy a cheo r:-	que or bank draft whi	ecified advance in an ar ch is not an account p Permanent Account Number (if availa with the assessed the payer	ayee che t A able p	eque oraccou adhaar Numbe	nt payee ba er of the	Amount or of loan or any specif: received l or bank o is not payer account draft	deposit or ied advance by a cheque draft which an account e cheque or payee bank during the
	section 26 during the	59T received b previous year ame of the	oy a cheo r:-	que or bank draft whi	ecified advance in an ar ch is not an account p Permanent Account Number (if availa with the assessed	ayee che t A able p	eque oraccou adhaar Numbe	nt payee ba er of the	Amount or of loan or any specif: received l or bank o is not payer account draft	deposit or ied advance by a cheque draft which an account e cheque or payee bank during the
Sl	section 26 during the . No. N P	59T received b previous year name of the ayer	y a cher r:- Add re	que or bank draft whi ess of the payer eed not be given in t ment company, bank	ecified advance in an ar ch is not an account p Permanent Account Number (if availa with the assessed the payer	t A able p a) of	eque or accou Madhaar Numbe Dayer, if ava	nt payee ba er of the milable it or specifi by a Central	Amount or of loan or any specif: received l or bank is not payer account draft pro	deposit or ied advance by a cheque draft which an account e cheque or payee bank during the evious year aken or

			then take assessed)		be as	sectio BAC/115BAD(T filled in fo sessment yea 2021-22 only	o Amo r	ount Order U/s & Date	
				No records	added				
 Whether a characteristic due to which carried forwar 	the losses	incurred prior	to the previous						
Whether the a the previous y		as incurred ar	ny speculation	loss referred to	o in section 7	3 during			No
Please furnish t	the details o	of the same.					¥.		₹0
Whether the specified bus				to in section	73A in respec	t of any			No
Please fumish t	the details o	of the same.						×	₹ 0
. In case of a c	ompany, ple	ease state tha	at whether the	company is de	emed to be o	arrving			
		c ac referred	in explanation	to section 73.		, ,			
on a speculat	tion busines	ss as relefied							
on a speculat Please fumish t									₹0
									₹0
Please fumish f	the details of e details of e	of the same.	any admissible	Amounts a and fu	admissible a lfils the co s of Income-	as per the pr onditions, if tax Act, 196	ovision of any, speci of or Income	the Income- fied under -tax Rules,	Yes tax Act,196 the relevan 1962 or an
Please furmish f 33. Section-wise 1. No. Sect clai	the details of e details of e	of the same. deductions, if	any admissible	Amounts a and fu	admissible a lfils the co s of Income-	es per the pronditions, if	ovision of any, speci of or Income	the Income- fied under -tax Rules,	Yes tax Act,196 the relevan 1962 or an
Please furnish f 33. Section-wise	the details of e details of e	of the same. deductions, if	any admissible	Amounts a and fu	admissible a lfils the co s of Income-	as per the pr onditions, if tax Act, 196	ovision of any, speci of or Income	the Income- fied under -tax Rules,	Yes tax Act,196 the relevan 1962 or an
Please furnish f 33. Section-wise L. No. Sect clai	the details of e details of e	of the same. deductions, if	any admissible	Amounts a and fu	admissible a lfils the co s of Income-	as per the pr onditions, if tax Act, 196	ovision of any, speci of or Income	the Income- fied under -tax Rules,	Yes tax Act,196 the relevan 1962 or an this behalf
Please furnish f 33. Section-wise L. No. Sect clai 80G 34.(a). Whether	the details of a constant of a	of the same. deductions, if which deduc	any admissible	Amounts and fu and fu provision	admissible a lfils the co s of Income- other gui	ns per the pr moditions, if tax Act, 196 delines, cir	rovision of any, speci or Income cular, etc,	the Income- fied under -tax Rules, issued in	Yes tax Act,196 the relevan 1962 or an this behalf
Please furnish f 33. Section-wise L. No. Sect clai 80G 34.(a). Whether BB, plear	the details of the de	of the same. deductions, if which deduc	any admissible tion is	Amounts and fui provisions	admissible a lfils the co s of Income- other gui	onditions, if tax Act, 196 delines, cir	rovision of any, speci or Income cular, etc,	the Income- fied under -tax Rules, issued in	Yes tax Act,196 the relevan 1962 or an this behalf ₹ 3,42,00
Please furnish f 3. Section-wise . No. Sect clai 80G 84.(a). Whether BB, pleas Tax	the details of the details of the details of the assess se furnish ?	of the same. deductions, if which deduc see is required Nature of	any admissible	Amounts and fu and fu provision	admissible a lfils the co s of Income- other gui	ns per the pr moditions, if tax Act, 196 delines, cir	rovision of any, speci or Income cular, etc,	the Income- fied under -tax Rules, issued in	Yes tax Act,196 the relevan 1962 or an this behalf ₹ 3,42,00 Yes
Please furnish f 3. Section-wise . No. Sect clai 80G 4.(a). Whether BB, pleas . Tax . deduction and	the details of the de	of the same. deductions, if which deduc	any admissible tion is d to deduct or Total amount of payment or	Amounts a and fu provisions collect tax as p Total amount on which tax	admissible a lfils the co s of Income- other gui per the provision Total amount on which tax	is per the pr onditions, if tax Act, 196 delines, cir dons of Chapte Amount of tax deducted	rovision of any, speci or Income cular, etc, er XVII-B or Cha amount on which tax	the Income- fied under -tax Rules, issued in apter XVII- Amount of tax deducted	Yes tax Act,196 the relevan 1962 or an this behalf ₹ 3,42,00 Yes Amount of ta deducted of
Please furnish f 3. Section-wise . No. Sect clai 80G 4.(a). Whether BB, plear . Tax . deduction	the details of the de	of the same. deductions, if which deduc see is required Nature of payment	any admissible tion is d to deduct or Total amount of	Amounts a and fu provisions collect tax as p Total amount on which tax was	admissible a lfils the co s of Income- other gui per the provision Total amount on which tax was	onditions, if tax Act, 196 delines, cir dons of Chapte Amount of tax deducted or	rovision of any, speci or Income cular, etc, rXVII-B or Cha amount on which tax was	the Income- fied under -tax Rules, issued in apter XVII- Amount of tax deducted or	Yes tax Act,196 the relevan 1962 or an this behalf ₹ 3,42,00 Yes Amount of ta deducted of collected
Please furnish f 3. Section-wise . No. Sect clai 80G 4.(a). Whether BB, pleas . Tax . deduction and collection Account Number	the details of the de	of the same. deductions, if which deduc see is required Nature of payment	any admissible tion is d to deduct or Total amount of payment or receipt of the nature specified	Amounts a and fu provisions collect tax as p Total amount on which tax was required to be	admissible a lfils the co s of Income- other gui ber the provisi Total amount on which tax was deducted or	Amount of tax deducted collected out of (6)	rovision of any, speci of or Income rcular, etc, er XVII-B or Cha amount on which tax was deducted or	the Income- fied under -tax Rules, issued in apter XVII- Amount of tax deducted	Yes tax Act,196 the relevar 1962 or ar this behalf ₹ 3,42,00 Yes Amount of ta deducted of collector deposito
Please furnish f 3. Section-wise . No. Sect clai 80G 4.(a). Whether BB, plear . Tax . deduction and collection Account Number (TAN)	the details of the de	of the same. deductions, if which deduc see is required Nature of payment	any admissible tion is d to deduct or Total amount of payment or receipt of the nature specified in column	Amounts a and fu provisions collect tax as p Total amount on which tax was required to be deducted	admissible a lfils the cc s of Income- other gui ber the provisi Total amount on which tax was deducted or collected	Amount of tax deducted cons of Chapter	rovision of any, speci of or Income rcular, etc, rXVII-B or Cha amount on which tax was deducted or collected	the Income- fied under -tax Rules, issued in apter XVII- Amount of tax deducted or collected	Yes tax Act,196 the relevar 1962 or ar this behalf ₹ 3,42,00 Yes Amount of ta deducted of collector depositor to t
Please furnish f 3. Section-wise . No. Sect clai 80G 4.(a). Whether BB, pleas . Tax . deduction and collection Account Number	the details of the de	of the same. deductions, if which deduc see is required Nature of payment	any admissible tion is d to deduct or Total amount of payment or receipt of the nature specified	Amounts a and fu provisions collect tax as p Total amount on which tax was required to be	admissible a lfils the co s of Income- other gui ber the provisi Total amount on which tax was deducted or	Amount of tax deducted collected out of (6)	rovision of any, speci of or Income rcular, etc, er XVII-B or Cha amount on which tax was deducted or	the Income- fied under -tax Rules, issued in apter XVII- Amount of tax deducted or collected on (8)	Yes tax Act,196 the relevar 1962 or ar this behalf ₹ 3,42,00 Yes Amount of ta deducted of collector depositor to the
Please furnish f 3. Section-wise . No. Sect clai 80G 34.(a). Whether BB, plear 1. Tax 0. deduction and collection Account Number (TAN)	the details of the de	of the same. deductions, if which deduc see is required Nature of payment	any admissible tion is d to deduct or Total amount of payment or receipt of the nature specified in column (3)	Amounts a and fui provisions collect tax as p Total amount on which tax was required to be deducted or collected out of (4)	admissible a lfils the co s of Income- other gui per the provision Total amount on which tax was deducted or collected at specified rate out	Amount of tax deducted collected out of (6)	r XVII-B or Char amount on which tax deducted or collected at less than specified	the Income- fied under -tax Rules, issued in apter XVII- Amount of tax deducted or collected on (8)	Yes tax Act,196 the relevan 1962 or an this behalf ₹ 3,42,00 Yes Amount of ta deducted of collector to the credit of the Centra Governme
Please furnish f 3. Section-wise No. Sect clai 80G 34.(a). Whether BB, plear 1. Tax 0. deduction and collection Account Number (TAN)	the details of the de	of the same. deductions, if which deduc see is required Nature of payment	any admissible tion is d to deduct or Total amount of payment or receipt of the nature specified in column (3)	Amounts a and fu provisions collect tax as p Total amount on which tax was required to be deducted or collected	admissible a lfils the co s of Income- other gui per the provision Total amount on which tax was deducted or collected at specified	Amount of tax deducted collected out of (6)	rovision of any, speci of or Income rcular, etc, rXVII-B or Cha amount on which tax was deducted or collected at less than	the Income- fied under -tax Rules, issued in apter XVII- Amount of tax deducted or collected on (8)	Yes tax Act,196 the relevan 1962 or an this behalf ₹ 3,42,00 Yes Amount of ta deducted of collected no deposite

4 Yat a table it.	A DECK AND A DECK	 	A	¥	 104194

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 ?

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

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	₹ 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 prinicipal items of goods traded;

ο.	Item Name	Unit Name	Ope	ning stock	Purchases du the pervious	5	during the vious year	Clos:	ing stock Sh	nortage/excess	any
				0		0	0		0		
			manufactu by-product		give quantitative	details of the prir	nicipal items o	f raw mater	ials, finished		
A. R	aw ma	iterials:									
	Item 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/exa ii	cess far
						No records added					
B. F	inishe	d produ	cts :								
ι.		Unit	cts: Opening		Purchases during the vious year	Quantity manufactured during the pervious year	Sales du the per		osing stock	Shortage/ex i	
ι.	Item	Unit			during the vious year	manufactured during the		vious	osing stock	-	
l. 0.	Item	Unit Name			during the vious year	manufactured during the pervious year		vious	osing stock	-	
l. ю.	Item Name Sy-proc	Unit Name		per	during the vious year	manufactured during the pervious year		vious year uring Cl	osing stock	i Shortage/ex	f a
0.	Item Name Sy-proc	Unit Name ducts Unit	Opening	per	during the vious year Purchases during the	manufactured during the pervious year No records added Consumption during the	the per- Sales du the per-	vious year uring Cla vious		i Shortage/ex	fa

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 ?

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Please furnish the following details:-

Sl. No.

Amount received

Date of receipt

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.

₹0

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:

51. No.	Particulars	Previous Year		%	Preceding previo	us 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 Tax law relates to

Name of other

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 ?

b. Please furnish

Sl. Income tax Type of Form Due date for Whether the Form Please furnish list of Date of No. Department furnishing, if furnishing contains the Reporting Entity furnished information details/transactions Identification about all which are not reported. Number details/ furnished transactions which are required to be reported ?

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

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	Relating to	goods ervices		tities registered u Relating to other registered entities	nder GST Total payment to registered entities	registered under
	₹ 0		₹ 0	₹0	₹ 0	₹ 0	₹0

Accountant Details

Accountant Details

Name Mehernosh Dara Dumasia THE VISHWA (Regn. No. BO (QC-P 892, SHAN Membership Number 042473 ANEKAR MARG, DADAR (V , MUMBAI-400 028. FRN (Firm Registration 0102790W Number) Address 6A-11, SEVA SAMITY NAGAR, NEAR SHANMUKHANANDA HALL, , , , , 19-Maharashtra, 91-India, Pincode - 400037 Date 20-Nov-2021 Additions Details (From Point No.18) Description of the Block 51. Date of Adjustments on Account of Total Date put Purchase of Assets/Class of Assets No. Purchase to Use Value, Value of (1) Purchases CENVAT Change in subsidy or grant (B) Rate of or (2) (1+2+3+4)Exchange reimbursement. by whatever name (3)called (4) Furnitures & Fittings @ 10% No records added Furnitures & Fittings @ 10% Furnitures & Fittings @ 10% Description of the Block Sl. Date of Purchase Date put Adjustments on Account of Total of Assets/Class of Assets No. Purchase to Use Value Value of Purchases (1) CENVAT Change in subsidy or grant (B) Rate of or (2) (1+2+3+4)Exchange reimbursement, (3) by whatever name called (4) Plant and Machinery @ 15% - 1 31-Mar-2021 31-Mar-₹ 70,996 ₹0 ₹0 ₹0 ₹ 70,996 Plant and Machinery @ 15% 2021 Plant and Machinery @ 15% 2 01-Mar-2021 01-Mar-₹ 1,17,357 ₹ 0 ₹ 0 ₹0 ₹1,17,357 2021 Description of the Block · Sl. Date of Date put Purchase Adjustments on Account of Total of Assets/Class of Assets No. Purchase to Use Value Value of Purchases (1) CENVAT Change in subsidy or grant (B) Rate of (2)or (1+2+3+4)Exchange reimbursement, (3) by whatever name called (4) Plant and Machinery @ 40% • 1 25-Jul-2020 ₹0 ₹1,40,034 25-Jul-₹ 1,40,034 ₹0 ₹0 Plant and Machinery @ 40% 2020 Plant and Machinery @ 40% 2 14-Dec-2020 14-Dec-₹0 ₹6,07,409 ₹ 6,07,409 ₹0 ₹0 2020

Deductions Details (From Point No.18)

			3			
Description of the Block of Assets/Class of Assets	Sl. No.	Date of Sale		Amount	Whether deletions	9
Furnitures & Fittings @ 10%	•				are out of	
Furnitures & Fittings @ 10%	e.	·			purchases	
Furnitures & Fittings @ 10%	÷				put to use for	
					less than 180 days	
	-		1			
		No records	added			
Description of the Block of Assets/Class of Assets	Sl. No.	Date of Sale		Amount	Whether deletions	
Diant and Mashingar, O. 150/					are out of	
Plant and Machinery @ 15%	•				purchases	
Plant and Machinery @ 15%			1		put to	
Plant and Machinery @ 15%			as all is the Provent all		use for	
					less than 180 days	
			1			
	a	No records	added		× ,	
Description of the Block of Assets/Class of Assets	Sl. No.	Date of Sale		Amount	Whether deletions are out	
Plant and Machinery @ 40%	•				of	
Plant and Machinery @ 40%	3				purchases	
Plant and Machinery @ 40%	•		1		put to use for	
Hant and Machinery @ 40%			1		less than	
					180 days	

No records added

KE VISHWA KUTIR CO. 07, KSG. SULLYTD. Rein. 10. Tom/WDN/HSG/RC)4874 009-90) 892, SHANKAP CHANEKAR MARG, DADAR (MEST), MUMBAI-400 028. THE VISHWA KUTIR CO

Acknowledgement Number:587824311300922

Date of filing:30-Sep-2022

		INDIAN INCOME TAX RETURN ACKNOWLEDGEME	ENT		
[\	Where the da	ta of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)	I), ITR-5, I'	ΓR-6, ITR-7	Assessment Year 2022-23
PA	N	AAHFM7843A			
Nar	me	MAYFAIR HOUSING			
Ado	iress	1, Mayfair Meridian, , Ceaser Road, Andheri (West) , Ceaser Road, Andheri (Maharashtra , 91-India , 400058	(West), Mi	ımbai , Mumbai ,	Mumbai, Mumbai, 19-
Stat	tus	Firm Form	Number		ITR-5
File	ed u/s	139(1) Return filed on or before due date e-Filir	ng Acknow	ledgement Numbe	r 587824311300922
	Current Ye	ar business loss, if any			0
co	Total Incon	ne			27,19,05,540
detail	Book Profi	t under MAT, where applicable	1	2	0
d Tax	Adjusted T	otal Income under AMT, where applicable		3	29,28,68,352
me an	Net tax pay	able	es.	1	9,19,17,519
a Incoi	Interest and	i Fee Payable		5	68,55,614
faxable income and Tax details	Total tax, i	nterest and Fee payable		5	9,87,73,133
Ĥ	Taxes Paid			7	9,87,94,820
	(+) Tax Pay	yable /(-) Refundable (6-7)		3	(-) 21,690
	Accreted In	ncome as per section 115TD	1	•	0
ix Deta	Additional	Tax payable u/s 115TD	1	0	0
le & Ta	Interest pay	/able u/s 115TE	1	1	0
i încon	Additional	Tax and interest payable	1	2	0
Accreted income & Tax Detail	Tax and int	terest paid	1	3	0
A	(+) Tax Pa	yable /(-) Refundable (12-13)		4	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 VISHW (Regn. No. BQ ANEKAR), MUMBAI-400028. 892, SHAN DADAR (W

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

Dunne

M. D. Dumasia (Proprietor)

Membership No. 42473

UDIN: 22042473ASRRJE6341

Mumbai, September 17, 2022



For MAYFAIR HOUSING

Anuradha N. Shah (Fartner)

Nayan A Shah (Partner)

MAYFAIR HOUSING

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

PARTICULARS	Schedule	AMOUNT (Rs.)	AMOUNT (Rs.)
54		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

lenne

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: 1

PARTNERS CAPITAL ACCOUNT:

•

Balance (WIIHUKAWAL) CAPITAL A. Shah (89%) NET NET A. Shah (89%) 23,97,96,969 (11,38,92,517) 2,25,00,000 r Housing Private Limited (10%) 4,89,13,231 30,73,95,102 3,24,00,000 Jha Shah (1%) 3,01,09,143 34,83,682 -	NAME OF PARTNER	OPENING	ADDITION /	INTEREST ON	DEAALINED A TION	PROFIT/	CLOSING
A. Shah (89%) 23,97,96,969 (11,38,92,517) A. Shah (89%) 23,97,96,969 (11,38,92,517) Ir Housing Private Limited (10%) 4,89,13,231 30,73,95,102 Iha Shah (1%) 3,01,09,143 34,83,682		BALANCE	(WIIHDKAWAL) NET	CAPITAL	REIVIOINERATION	(LU33)	DALANCE
r Housing Private Limited (10%) 4,89,13,231 30,73,95,102 Iha Shah (1%) 3,01,09,143 34,83,682	layan 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
3,01,09,143 34,83,682 34,83,682 34,83,682	Aayfair Housing Private Limited (10%)	4,89,13,231	30,73,95,102	3,24,00,000	1	2,56,25,793	41,43,34,126
	nuradha Shah (1%)	3,01,09,143	34,83,682	I	36,000	25,62,579	3,61,91,404
102/00/CT C+C/CT/00/TC	TOTAL	31,88,19,343	19,69,86,267	5,49,00,000	1,20,000	25,62,57,927	82,70,83,536



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SCHEDULE TO BALANCE SHEET AND PROFIT & LOSS ACCOUNT

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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) Vehicle Loan	24,15,550	
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 Subsidaries		
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	G/ 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	1	1,82,550	11,82,550
Bakul, Lallubhai Park, Andheri		-	16,31,669
Harish Kunj Flat No. 8	1,1	10,87,600	1,10,87,600
Kings Acre, Santacruz		-	14,01,440
Mamta Apt, Andheri (West)	1	8,97,775	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	g	5,98,200	95,98,200
Orion, Lallubhai Park	2	4,47,225	24,47,225
Sai Shakti Flat 33			15,29,850
Shilpa, Santacruz	2	2,79,160	22,79,160
Vanshree Borivali Flat A-II-47	1	3,77,600	13,77,600
	3,1	0,42,110	3,56,05,069
Long Term in other Properties			
Plot at Vishakapatnam		-	3,28,048
		-	3,28,048
in Commericial 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
	65.0	9,92,110	21,58,83,117





SCHEDULE : 4

FIXED ASSETS

PARTICULARS	RATE	OPENING	ADD / DED	ADD / DED	DEPRECIATION	CLOSING
	(%)	BALANCE	APR 2021 - SEP 2021	OCT 2021 - MAR 2022		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
	В	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	6,46,710
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	47,47,55
ICICI Bank A/c No. 777705555921 Rera A/c (SAS)	-	3,19,26
ICICI Bank A/c No. 777705555922 Rera Retention A/c (SAS)		73,54,67
ICICI Bank A/c No. 777705555930 (MVG Rera Designated A/c)	9,78,933	-
ICICI Bank A/c No. 777705555931 (MVG Retention A/c)	-	4
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	5,00,00
ICICI Bank A/c No. 777705555944 (Mvg Cluster V- Phase II A)	1,00,000	_
ICICI Bank Ltd - 001105024700	· · · · ·	42,55,50
FIXED DEPOSIT WITH BANK		
FD BOB - 76000300004506 (Old VB 501702751002472)	69,666	65,73
FD BOB - 76000300004507 (Old VB 501702751002473)	69,653	65,72
FD BOB - 76000300003996 (Old VB 501703311000083)	65,945	62,22
FD BOB - 76000300004468 (Old VB 501703311006534)	53,54,659	50,56,98
FD BOB - 76000300004156 (Old VB 501703311008359)	43,54,753	41,47,52
FD BOB - 76000300001842 (Old VB 501701064000084)	11,40,938	10,90,01
FD KMBL 0313504455	15,64,427	80,35,41
FD ICICI -001113093346	-	15,11,64
FD ICICI -001113095761		24,64,39
FD-ICICI-001113086799	-	43,47,66
FD-ICICI-001113089354	-	27,48,08
FD-ICICI-001113101425	-	13,62,50
FD-ICICI-001113106013	10,85,433	10,34,60
FD ICICI 001113126768	10,33,288	-
FD ICICI 001113126882	5,16,442	-
4	4,47,93,792	5,67,90,01

SCHEDULE : 12		AMOUNT (Rs.)	AMOUNT (Rs.)
DEPOSITS (CREDIT)	2		
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	1,48,01,530
For Transport	24,600	52,00
For Professional	2,80,004	5,50,49
For Brokerage	5,06,648	-
For Employee Benefits		
- Provision for Gratuity	1,37,22,851	1,09,06,79
- Provision for Leave Encashment	59,10,434	43,54,01
	20,20,81,752	15,40,14,03

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SCHEDULE : 14	AMOUNT (Rs.)	AMOUNT (Rs.)
ADVANCE FROM CUSTOMERS		
Mayfair Tower (Sara Powai)	× *	
Premises Cost	1,90,29,44,53	68,78,25,645
MAYFAIR VIRAR GARDENS		
Premises Cost	20,83,65	6,46,000
MAYFAIR VIRAR GARDENS - PHASE II		
Premises Cost	37,90,85,23	9 -
	2,28,41,13,42	5 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	UMASIA	NR HO	16,16,250	5,81,444
	or a c	4.	4,06,87,976	8,06,33,934
*	in C	MUMBALIZ 0		

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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 incured 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 & Courrier 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	- 10	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
xhibition 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

Anull

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 acquisitionand 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 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 flows are discounted to their present value at the weighted average cost of capital.

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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.

 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.

 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.

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.

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6. Retirement Benefit Expenses not being significant in nature are accounted for an ash baris.

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 Assesse's management on the year-end and the same is certified by the Assessee.

For M.D.DUMASIA & Co.

Chartered Accountants

nal **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-inprogress.

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

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M D Dumasia





For MAYFAIR HOUSING

Nayan A Shah (Partner)

Anuradha N. Shah (Partner)

(Proprietor) Membership No. 42473 UDIN: 22042473ASRRJE6341 Mumbai, September 17, 2022

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	1.009
Changes in the Present Value of Obligations (PVO)		
PVO at the beginning of period		1,09,06,790	99,11,37
Interest Cost		7,79,392	6,74,97
Current Service Cost		9,90,717	9,20,05
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	1,09,06,79
Expenses recognized in the Profit and Loss Ac	count under the Head	c - Doff	
Current Service Cost		9,90,717	9,20,05
Interest Cost		7,79,392	6,74,97
Net Actuarial (Gain)/ Loss recognized for the p	period	22,00,019	(5,47,694
Expenses recognized in the statement of Profi		39,70,128	10,47,338





	and the second	Current Year	Previous Ye
Mortality		IALM(2012-14) Ult	IALM(2012-14)
Principal actuarial assumptions			
Discount rate		0	7.
Rate of Increase in compensation		0	4.
Withdrawal rates	Age up to 45 years	0	2.
	Age 46 yrs and above	0	1.0
Changes in the present value of obligations			
PVO at the beginning of period		43,54,019	58,38,
Interest Cost		2,68,864	3,31,
Current Service Cost		2,86,769	3,17,
Benefits Paid	4	(9,45,531)	(12,6
Acquition/ Business Combination			-
Actuarial (gain)/ loss on obligation		19,46,313	(21,20,8
Liability at the end of the year recognized an Provision for Leave Salary)	d disclosed under the head "	59,10,434	43,54
Expenses recognized in the Profit and Loss A Personnel Expenses.	account under the Head		
Current Service Cost		2,86,769	3,17
Interest Cost		2,68,864	3,31
Net Actuarial (Gain)/ Loss recognized for the	period	19,46,313	(21,20,
Expenses recognized in the statement of Pro	fit 9 Loos Account	25,01,946	(14,71,

For M.D.DUMASIA & Co.

Chartered Accountants

Una

OUNA.Sig OCA.CO

M D Dumasia (Proprietor) Membership No. 42473 UDIN: 22042473ASRRJE6341 Mumbai, September 17, 2022

MUMB

Nayan A Shah (Partner)

Ánuradha N. Shah (Partner)

For MAYFAIR HOUSING

	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	1,66,30,50
Building 13	96,10,200	1,14,37,50
Total	2,33,17,800	9,83,67,37
	AMOUNT (Rs.)	AMOUNT (Rs.)
PROPORTIONATE PROFIT RECOGNISED UNDER PROJECT COMPLETION	METHOD	
Mayfair Sara Powai	28,80,00,000	1,65,00,00
Mayfair Sara Virar- Bldg No. 23	2,27,00,000	- 10-00
Total	31,07,00,000	1,65,00,00
	AMOUNT (Rs.)	AMOUNT (Rs.)
Rent Received	26,27,794	51,13,24
Total	26,27,794	51,13,24
	AMOUNT (Rs.)	AMOUNT (Rs.)
Interest income		
Interest on Others		
Interest on Income Tax Refund	-	3,26,11
Interest on FDR	8,22,827	20,66,47
Total	8,22,827	23,92,58
	AMOUNT (Rs.)	AMOUNT (Rs.)
Profit on sale of Investment		
Flat No. B-1 in Shalimar CHS Ltd	-	1,42,20,26
Flat No. B-65 in Roop Darshan - Sapta Tarang CHS Ltd.	-	1,30,42,65
Basement No.6 of Symphony Spring	-	44,60,00
Flat No. A-4 in Subodhguru CHS Ltd.	-	1,65,37,88
Flat No. G-37 in Punjab CHS Ltd.	-	2,04,30,97
Flat No. 404 Shaligram CHS Ltd.		38,54,90
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	MBAI) 2 84,81,150	-
	1011	

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	
<i>x</i>	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		10,32,474 225	1,10,967 4,717
Petty Cash Maintenance Petty Cash Marketing	2	136	65,746
Petty Cash Panvel ADAI Total		- 10,32,835	64,028





	AMOU	UNT (Rs.)	AMOUNT (Rs.)
Misc Income			
Other Income		-	4,500
Miscellaneous Income		16,16,250	5,76,944
Total		16,16,250	5,81,444
	AMOL	JNT (Rs.)	AMOUNT (Rs.)
COST OF SALES			
Mayfair Hill Crest			1,74,86,791
Jhamb TDR			4,90,26,052
Mayfair Virar	1,	41,16,689	4,41,89,812
Total	1,	41,16,689	11,07,02,655
	AMOL	UNT (Rs.)	AMOUNT (Rs.)
I.Tax ,TDS & Sales Tax Refund			
Income Tax & Tds Deducted A.Y 2022-23	4,	,07,76,784	=
Income Tax & Tds Deducted A.Y 2021-22	,	-	2,08,98,720
Income Tax & Tds Deducted A.Y 2020-21		-	6,22,840
Income Tax AY 2021-22		-	2,13,00,000
Tax Collected at Source		2,18,036	64,536
Income Tax refund		-	(30,06,580)
Total	4,	,09,94,820	3,98,79,516





FORM 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

 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

N	Name M.	layfair Housing
А	, , , , , , 19-Maharas	Andheri (West)
P.	YAN	AAHFM7843A
А	adhaar Number of the assessee, if available	
t 3. a.	Ne 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. We report the following observations/comments/discrepancies/inconsistencies if any: Subject to above,-	
Α.	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.	
Β.	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 the said accounts, read with notes thereon, if any, give a true and fair view:-	us

- 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.
- 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:

SI. No. Qualification Type

Observations/Qualifications

No records added

Accountant Details

•		
Name		Mehernosh Dara Dumasia
Membership Number		04247
FRN (Firm Registration Number)		0102790W
Address		6A-11, SEVA SAMITY NAGAR, NEAR SH ANMUKHANANDA HALI
		, , , , , 19-Maharashtra , 91-India
		Pincode - 40003
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**

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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

			6.D	<u>ب</u> ۲. کلی
Mayfair Housing			of the Assessee	1. Name of
ir Meridian,, Ceaser Road, A ndheri (West) 19-Maharashtra , 91-India , Pincode - 400058			s of the Assessee	2. Address
AAHFM7843A		AN)	nent Account Number (PA	3. Perman
		available	Number of the assessee, if	Aadhaar N
Yes	ke excise duty, service tax, , if yes, please furnish the dentification number allotted	,customs duty,etc	ax, goods and services tax, ration number or,GST num	sales ta
	Registration /Identification Number		Туре	SI. No.
	27 AAHFM7843A 1ZC		Goods and Services Tax 19-Maharashtra	1
Firm				5. Status
01-Apr-2021 to 31-Mar-2022			s year	6. Previous
2022-23			nent year	7. Assessm
	which the audit has been conducted	ection 44AB under	e the relevant clause of se	8. Indicate
×	AB under which the audit has been conducted	lause of section 44	Relevant cla	SI. No.
5	over/gross receipts of business exceeding specified limits	3(a)- Total sales/turr	Clause 44AB	1
	No records added			
	PART - B			
	es of partners/members and their	ons, indicate nam of AOP, whether s	ofit sharing ratios. In case o	prof
	hares of members are		eterminate or unknown?	maa
Profit Sharing Ratio (%)	hares of members are		Name	SI. No.
Profit Sharing Ratio (%) 89	hares of members are	•		

.

o). If si	there is any nce the last	y change ir date of th	n the partners or m e preceding year, t	embers or in their pro he particulars of such	ofit sharing ratio change ?		
No.	Date of ch	ange	Name of Partner/Member	Type of change	Old profit sharing ratio (%)	New profit Sharing Ratio (%)	Remarks
				No records	added	-	
D.(a)	Nature of carried on	business o during th	r profession (if mor e previous year, na	re than one business or ture of every business	r profession is or profession).		
No.	Secto	r		Sub Sector			Code
	REAL E	STATE AND	RENTING SERVICES	Developing	and sub-dividing real est	tate into lots	07003
	REAL E	STATE AND	RENTING SERVICES	Other real e	estate/renting services n	.e.c	07005
No.	Bu	isiness	Sect	or No records	Sub Sector		Code
1.(a)	• Whether prescribe		ccounts are prescri	bed under section 44A	A, list of books so		
				bed under section 44A ks prescribed	AA, list of books so		
.No. b). I a b h	prescribe ist of books ccounts are ystem, mer ooks of acc	of account exept. (In our of the boots are not only on the boots are not only on the boots are not only with the boots are not only with the boots are not only only on the boots are not only on the boots ar	Bool t maintained and th case books of accou pooks of account ger not kept at one loca		e books of a computer uter system. If the e addresses of		
No.)). I a s l l l Sa	prescribe ist of books ccounts are ystem, mer ooks of acc ocations alo	of accoun hept. (In o tion the bo ounts are r ng with the) above Address	Bool t maintained and th case books of accou pooks of account ger not kept at one loca	ks prescribed he address at which th unt are maintained in a herated by such compu ation, please furnish th	e books of a computer uter system. If the e addresses of	Country -	State

•

2	Cash book	1, Mayfai r Meridia n, Cease r Road, A ndheri (West), M	Mumbai	400058	91-India	19-Maharashtra
	3th	umbai				
3	Journal	1, Mayfai	Mumbai	400058	91-India	19-Maharashtra
		r Meridia				
		n, Cease r Road, A				
		ndheri (
		West), M				
		umbai				
4	Ledger	1, Mayfai	Mumbai	400058	91-India	19-Maharashtra
		r Meridia				
		n, Cease r Road, A				
		ndheri (
		West), M				
		umbai				
5	Purchase re	1, Mayfai	Mumbai	400058	91-India	19-Maharashtra
	gister	r Meridia				
		n, Cease				
		r Road, A ndheri (
		West), M				
		umbai				
6	Sales regist	1, Mayfai	Mumbai	400058	91-India	19-Maharashtra
	er	r Meridia				
		n, Cease				
		r Road, A ndheri (
		West), M				
		umbai				

Same as 11(b) above

SI. 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, 44BBA, 44BBA, 44BBB, Chapter XII-G, First Schedule or any other relevant section.) ?

SI. No. Section

No

	No records added		
St.			
13.(a). Method of accounting employed in t	the previous year.		Mercantile system
(b). Whether there had been any change in vis the method employed in the immed	n the method of accounting employ diately preceding previous year ?	ed vis-a-	No
(c). If answer to (b) above is in the affirmat effect thereof on the profit or loss ?	tive, give details of such change , ar	id the	
Sl. No. Particulars		Increase in profit	Decrease in profi
		₹ 0	₹
(d). Whether any adjustment is required to complying with the provisions of incom notified under section 145(2)?	o be made to the profits or loss for ne computation and disclosure star	idards	No
(e). If answer to (d) above is in the affirmation	tive, give details of such adjustmen	ts:	
SI. No. ICDS	Increase in profit	Decrease in profit	Net effec
	₹ 0	₹ 0	₹
Total	₹ 0	₹ 0	₹
(f). Disclosure as per ICDS:			
SI. NO. ICDS		Disclosure	
1 ICDS I-Accounting Policies		As per Audited Financial Statem	ents attached.

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.

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14.(a). Method of valuation of closing stock employed in the previous year $% \left(a_{1}^{2}\right) =\left(a_{1}^{2}\right) \left(a_{1}^{2}\right) \left$

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

.

	Particulars		Increase in profit	Decrease in profit
		No records added		
8				
15. Give	the following particulars of the capital a	asset converted into stock-in-trade		
5l. 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 Am	nunts not predited to the prefit and less	account being		
IU. AIIIC	punts not credited to the profit and loss	account, being, -		
(a). The	items falling within the scope of section	28;		
SI.No.	Description			Amoun
				₹ (
tax	proforma credits, drawbacks, refunds o or refunds of sales tax or value added ta dits, drawbacks or refunds are admitted	ax or Goods & Services Tax, where su	ıch	
tax cree	or refunds of sales tax or value added ta	ax or Goods & Services Tax, where su	ıch	Amoun
tax cree	or refunds of sales tax or value added ta dits, drawbacks or refunds are admitted	ax or Goods & Services Tax, where su	ıch	Amount
tax crea Sl. No.	or refunds of sales tax or value added ta dits, drawbacks or refunds are admitted	ax or Goods & Services Tax,where su as due by the authorities concerne No records added	ıch	Amoun
tax crea Sl. No. (c). Esc	or refunds of sales tax or value added ta dits, drawbacks or refunds are admitted Description	ax or Goods & Services Tax,where su as due by the authorities concerne No records added	ıch	
tax crea Sl. No. (c). Esc	or refunds of sales tax or value added ta dits, drawbacks or refunds are admitted Description alation claims accepted during the prev	ax or Goods & Services Tax,where su as due by the authorities concerne No records added	ıch	
tax crea Sl. No. (c). Esc Sl. No.	or refunds of sales tax or value added ta dits, drawbacks or refunds are admitted Description alation claims accepted during the prev	ax or Goods & Services Tax,where su as due by the authorities concerne No records added ious year;	ıch	
tax crea Sl. No. (c). Esc Sl. No. (d). any	or refunds of sales tax or value added ta dits, drawbacks or refunds are admitted Description alation claims accepted during the prev Description	ax or Goods & Services Tax,where su as due by the authorities concerne No records added ious year;	ıch	Amoun
tax crea Sl. No. (c). Esc Sl. No. (d). any	or refunds of sales tax or value added ta dits, drawbacks or refunds are admitted Description alation claims accepted during the prev Description	ax or Goods & Services Tax,where su as due by the authorities concerne No records added ious year;	ıch	Amoun
tax crea Sl. No. (c). Esc Sl. No. (d). any Sl. No.	or refunds of sales tax or value added ta dits, drawbacks or refunds are admitted Description alation claims accepted during the prev Description	nx or Goods & Services Tax,where su as due by the authorities concerne No records added ious year; No records added	ıch	Amoun
tax crea Sl. No. (c). Esc Sl. No. (d). any Sl. No.	or refunds of sales tax or value added ta dits, drawbacks or refunds are admitted Description alation claims accepted during the prev Description r other item of income; Description	nx or Goods & Services Tax,where su as due by the authorities concerne No records added ious year; No records added	ıch	Amount Amount Amount

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:

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

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 @ 1 0%	10	₹ 3,59,568	₹ 0	₹ 0	₹ 3,59,568	₹ 0	₹ 0	₹ 0	₹ 0	₹ 35,957	₹ 3,23,611
2	Plant and M achinery @ 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 M achinery @ 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-

SI. 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

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

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

SI. No.	Nature of fund	Sum received from employees	Due date for payment	The actual amount paid	The actual date of payment to the concerned authoritie
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
1	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
5	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
3	Provident Fund	₹2,07,974	15-Dec-2021	₹2,07,974	14-Dec-2021
Э	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 A ct, 1948	₹1,849	15-May-2021	₹1,849	07-Sep-2022
14	Any fund setup under the provisions of ESI A ct, 1948	₹1,914	15-Jun-2021	₹1,914	07-Sep-2022
15	Any fund setup under the provisions of ESI A ct, 1948	₹1,978	15-Jul-2021	₹1,978	07-Sep-2022

16	Any fund setup under the provisions of ESI A ct, 1948	₹1,849 15-Aug-2021	₹1,849 07-Sep-2022
.7	Any fund setup under the provisions of ESI A ct, 1948	₹1,864 15-Sep-2021	₹1,864 07-Sep-2022
.8	Any fund setup under the provisions of ESI A ct, 1948	₹2,096 15-Oct-2021	₹2,096 07-Sep-2022
.9	Any fund setup under the provisions of ESI A ct, 1948	₹1,793 15-Nov-2021	₹1,793 07-Sep-2022
0	Any fund setup under the provisions of ESI A ct, 1948	₹1,794 15-Dec-2021	₹1,794 07-Sep-2022
1	Any fund setup under the provisions of ESI A ct, 1948	₹1,924 15-Jan-2022	₹1,924 07-Sep-2022
2	Any fund setup under the provisions of ESI A ct, 1948	₹1,928 15-Feb-2022	₹1,928 07-Sep-2022
23	Any fund setup under the provisions of ESI A ct, 1948	₹1,928 15-Mar-2022	₹1,928 07-Sep-2022
24	Any fund setup under the provisions of ESI A ct, 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

SI. No. Particulars	Amount
1	₹ 0
Personal expenditure	
SI. 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

	Particulars												Am	ount
						No	records	added						
penditu	re incurred at	clubs bei	ng cost	for clu	b servic	es and f	acilities	used.						
l. No.	Particulars												Am	ount
						No	records	added						
penditu	are by way of pe	enalty or	fine for	violatio	on of an	y law for	the tim	e being in ford	ce		-			
I.No.	Particulars												An	noun
						No	records	added						
kpenditu	ure by way of ar	ny other	penalty	or fine	not cov	vered abo	ove							
il. No.	Particulars												An	noun
						No	records	added						
il. No.	Particulars												Ar	nour
5I. No.	Particulars												Ar	noun
5l. No.	Particulars					No	records	added					Ar	nour
	Particulars nounts inadmis	sible und	ler sect	ion 40(a);	No	records	added					Ar	nour
(b). Am							records	added					Ar	nour
(b). Am i. as pa	nounts inadmis	resident	referre	d to in s	sub-clau		records	added					Ar	nour
(b). Am i. as pa A. Deta	nounts inadmis ayment to non-1	resident on whic Amount	referre	d to in s not dec	sub-clau ducted: e of the		Account the	added Aadhaar Number payee, if avai			City Or Town Or District	Code /	Ar	
(b). Am i. as pa A. Deta 51. D	nounts inadmis ayment to non-1 ails of payment	on whic Amount	referre h tax is Nature o	d to in : not dec f Name	sub-clau ducted: e of the	ISE (i) Permanent Number of payee, if	Account the	Aadhaar Number			Town Or	Code / Pin		
(b). Am i. as pa A. Deta 51. D	nounts inadmis ayment to non-1 ails of payment	on whick Amount of payment	referre h tax is Nature o	d to in : not dec f Name	sub-clau ducted: e of the	ISE (i) Permanent Number of payee, if	Account the	Aadhaar Number			Town Or	Code / Pin		
(b). Am i. as pa A. Deta 51. D	nounts inadmis ayment to non-1 ails of payment	on whick Amount of payment	referre h tax is Nature o	d to in : not dec f Name	sub-clau ducted: e of the	ISE (i) Permanent Number of payee, if	Account the	Aadhaar Number			Town Or	Code / Pin		
(b). Am i. as pa A. Deta sl. D l B. Det	nounts inadmis ayment to non-1 ails of payment	resident on whic Amount of payment ₹ 0	referred h tax is Nature o payment	d to in s not dec f Name paye	sub-clau lucted: e of the ee	Permanent Number of payee, if available	Account the	Aadhaar Number payee, if avai	lable		Town Or	Code / Pin		
(b). Am i. as pa A. Deta st. D to. 1 B. Det bef	nounts inadmis ayment to non-n ails of payment bate of payment	resident on whic Amount of payment ₹ 0 t on whic ce specifi Amount of	referred h tax is Nature o payment th tax hi ed in su Nature	d to in s not dec f Namw pays as been b-secti Name of the	sub-clau lucted: e of the ee	Permanent Number of payee, if available ced but h f section	Account the nas not b 139 Aadhaar	Aadhaar Number payee, if avai	n Address	Line 1	Town Or District Zip Code /	Code / Pin	Country State	

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

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

l. No. Date of payment	Amount Nat of of payment pay	the	of Permanen Number o e payee, i			umber of the available			Address Line 2	Town Or District	Zip Code / Pin Code	Country	State
											code		
	₹ 0												
 B. Details of payment before the due dat 	t on which tax te specified in	a has bee sub-sect	n deducted tion (1) of se	but has n ection 139	ot been p).	aid on or							
lo .		of the Ac payee of	rmanent count Number the payee, available	Aadhaar N the payee available	, if	Address A Line 1 L		City Or Town Or Distric	Code /	Country	State	Amount of tax deducted	Amou deposit out "Amou of t deducte
L	₹ 0											₹ 0	₹
 iii. as payment referr A. Details of paymen Sil. No. Date of payment 		ry is not (ture Name the	deducted: e of Permaner Number of		payee, it	Number of th f available		Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State
A. Details of paymen	t on which lev Amount Nat of of	ry is not (ture Name the	deducted: e of Permaner Number of	of the	payee, it					Town Or	Code / Pin		State
A. Details of paymen	t on which lev Amount Nat of of payment pay	ry is not (ture Name the	deducted: e of Permaner Number of	of the	payee, it					Town Or	Code / Pin		State
A. Details of paymen	t on which lev Amount Nat of of payment pay ₹ 0	y is not o	deducted: e of Permaner Number of ee payee, s	of the of available ed but has	payee, if	f available				Town Or	Code / Pin		State
 A. Details of payment A. No. Date of payment B. Details of payment before the due data 	t on which lev Amount Nat of of payment pay ₹ 0	y is not o	deducted: e of Permaner Number of ee payee, s	of the of available ed but has	payee, if	f available				Town Or	Code / Pin		State
 A. Details of payment B. Details of payment before the due dat 	t on which lev Amount Nat of of payment pay ₹ 0 t on which lev te specified in	ry is not of ture Nam the yment pay vy has be n sub-sec	deducted: e of Permaner Number of ee payee, s een deducte stion (1) of s me Permaner Account	ed but has ection 13: ht Aadh of the avai if	payee, if not been 9.	f available	DT Addres	s City (Town (Line 2	Town Or District Country	Code / Pin		Ато

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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)

					Aadhaar Number of the	Address	Address	City Or	Zip	Country	State
l. No. Da	te of payment	Amount Nam of the payment pay	e l	Permanent Account Number of the payee, if available		Line 1	Line 2	Town Or District	Code / Pin	country	State
									Code		
		₹ 0									
											-
viii. Pay	ment to PF /oth	er fund etc.	under	sub-clause (iv)							₹
ix. Tax j	paid by employe	er for perquis	ites u	nder sub-clause (v	7)						₹
con	nmission or rem nputation there	uneration in	admis	sible under sectio	est, salary, bonus, n 40(b)/40(ba) and						
5I. No.	Particulars	Section		Amount debited to P/L A/C	Amount admissible	Amou inadmissib	nt Rema le	arks			
1	Interest	40(b)		₹ 5,49,00,000	₹ 5,49,00,000	₹		0000 (Intei 00000 (Int			
2	Remuneration	40(b)		₹ 1,20,000	₹ 1,20,000	₹	0 1200 less 1 b)	00 (Remun L20000 (Re	eration emunera	debited in tion allow	P&L/ able u/s
(d). Di	sallowance/deen	ned income ı	ınder	section 40A(3):							
doc rea	uments/evidenc	e, whether the were made h	he exp by acc	ount payee chequ	other relevant under section 40A e drawn on a bank	(3) or					Y
SI. No.	Date of Paym	nent Nature Payme			Amount Na	ame of the ayee	Acco	anent unt Numb	per the	dhaar Nui payee, i	
							of the availa	e payee, i able	f		

documents/evidence, whether payment referred rule 6DD were made by account payee cheque du bank draft. please furnish the details of amount of gains of business or profession under section 40A		Yes	
l. 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 no	ot allowable under section 40A(9);		₹ 0
(g). Particulars of any liability of a contingent natur	e;		
il. No. Nature of Liability			Amoun
			₹ (
 (h). Amount of deduction inadmissible in terms of s expenditure incurred in relation to income whice income; 			
SI. No. Particulars			Amoun
	No records added		
(i). Amount inadmissible under the proviso to section	on 36(1)(iii).		₹ 0

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

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

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SI. 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

.

₹0

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 Li mited	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.

SI. No.	Section	Description			Amount
		No	records added		
	y Amount of profit charg ereof.	eable to tax under section 41	and computation		
SI. No.	Name of person	Amount of income Se	ection	Description of Transaction	Computation if any
		No	records added		
26.i. II 4	n respect of any sum refe 3B, the liability for which	rred to in clause (a),(b),(c),(d), :-	,(e),(f) or (g) of section		
A. pre ass	e-existed on the first day o essment of any preceding	of the previous year but was no g previous year and was	ot allowed in the		
a, pai	d during the previous yea	r;			
Sl. No.	Section		Nature of liabil	ity	Amount ₹ 0
b. not	, t paid during the previous	syear;			
SI. No.	Section		Nature of liability		Amount
1	Sec 43B(b)-provident/ fund	superannuation/gratuity/other	Employer's contribution nd:	on to any Employee welfare fu	, ₹ 2,056

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Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to gratuity fund	₹ 9,95,415

 $\mathsf{B}.\ \mathsf{was}\ \mathsf{incurred}\ \mathsf{in}\ \mathsf{the}\ \mathsf{previous}\ \mathsf{year}\ \mathsf{and}\ \mathsf{was}$

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

SI. 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.

SI. No.	Section	Nature of liability	Amount
1	Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to any Employee welfare fu nd:	₹ 15,56,415
2	Sec 43B(b)-provident/superannuation/gratuity/other fund	Employer's contribution to gratuity fund	₹ 28,16,061

No

Yes

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 & Loss/Accounts
Opening Balance	₹ 27,82,714 Asset
Credit Availed	₹ 18,89,634 Reduction in Expense
Credit Utilized	₹ 6,68,976 GST Liability reduced

	Oustanding Balance		₹ 40,03,372	Asset		•
	ticulars of income or exp fit and loss account.	enditure of prior p	eriod credited or deb	pited to the		
5l. No.	Туре	Part	ticulars			r period to which it tes (Year in yyyy-yy
			No records a	added		iat)
sha int	hether during the previo are of a company not bei cerested, without conside ction 56(2)(viia) ?	ng a company in w	hich the public are su	ubstantially		Not Applicable
Please	e furnish the details of th	e same				
No. p w	ame of the PAN of the erson from person, if thich shares available eceived	Aadhaar Number of the payee, if available	Name of CIN of the compa company whose shares are received			Fair Market value o the share
			No records a	added		
iss	hether during the previo sue of shares which excee ction 56(2)(viib) ? e furnish the details of th	eds the fair market	ee received any consi value of the shares a	ideration for is referred to in	n	
Pleas						
Pleas Sl. No.	Name of the person fr whom consideration received for issue of shares	om PAN of the person, if available	Aadhaar Number of the payee, if available	No. of shares issued	Amount of consideration received	Fair Market value o the shares
	whom consideration received for issue of	person, if	the payee, if	shares issued		
SI. No. A.a. W 'ii	whom consideration received for issue of	person, if available be included as inc	the payee, if available No records a ome chargeable unde	shares issued added er the head		
Sl. No. A.a. W 'ii se	whom consideration received for issue of shares Thether any amount is to ncome from other source	person, if available be included as inc es' as referred to in	the payee, if available No records a ome chargeable unde	shares issued added er the head		the share
Sl. No. A.a. W 'ii se	whom consideration received for issue of shares Whether any amount is to acome from other source ection 56 ?	person, if available be included as inc es' as referred to in	the payee, if available No records a ome chargeable unde	shares issued added er the head		the share

					No	records	added						
B.a. Whethe 'income section	from other	unt is to be r sources'	included as referre	as incom ed to in cla	e charge ause (x) o	eable un of sub-se	der the ection (2	head 2) of					No
b. Please fur	rnish the fo	llowing de	tails:										
SI. No. N	lature of ind	come											Amount
					No	o records	added						
30. Details c interest payee ch	of any amou on the amo neque. [Sec	ount borro	ved on hur wed) repa	ndi or any nid, otherv	amount wise thar	: due the n throug	ereon (ii Jh an ac	ncluding count	1				No
Sl. Name of No. the person from whom amount borrowed or repaid on hundi	the person, if available	person,		Address Line 2	City Or Town Or District	Code / Pin	Country	/ State		t Date of d borrowir	Amount ng due including interest		Date of Repaymen
1									₹	0	₹ 0	₹ 0	
A.a. Whethe section	er Primary 92CE, has	adjustmer been mad	nt to trans e during f	sfer price, the previo	, as refer ous year	rred to in ?	n sub-se	ection (1	l) of				No
b. Please fu	rnish the fo	ollowing de	etails:										
of of pri	er which clau sub-section (section 92CE mary adjustme made ?	1)	nt of primar	ry adjustmen	money a with th enterph require repatr: India a provis: section section	available	mon ated rep the ? ub-	ther the ey has be atriated prescrib	en within w	income on s nich has not	imputed interes such excess mone been repatriate e prescribed tim	y repatria d money	
	er the asse rest or of si a (1) of sect	milar natu	ncurred ex are exceed	xpenditur ling one c	e during rore rup	f the pre bees as r	evious y eferred	ear by v to in su	vay lb-		•		No
b. Please fu	ırnish the f	ollowing d	etails										

l. o.	Amount of ex				of expenditure by	Details of inte			est expenditure
0.		iterest or of cure incurred (i)	deprec amortizatio	iation and sim on (EBITDA) (i) a	ilar nature as per bove which exceeds	(4) of se	as per sub-section ction 94B. iv)	carried forward as (4) of sec (v	tion 94B.
			during the pre	(ii)	% of EBITDA as per (ii) above.				
	5				(iii)				
						vesessment Vear		Assessment Year	Amou
		₹ 0		₹ 0	₹ 0		₹ 0		₹
C.a.	as referre	ed to in sect	e has entered ion 96, during arch, 2022) ?	l into an impern g the previous y	nissible avoidance ear.(This clause is	arrangement, s kept in		-	No
b. F	Please furn	ish the follo	wing details						
. No	o. Nat	ure of the im	permissible avo:	idance arrangement				of tax benefit in aggregate, to all	
					No records ad	ded			arrangene
31.a	a. Particula	ars of each	loan or depos	it in an amount	exceeding the lim	it specified in			
31.a	 Particula section 2 	ars of each 269SS take	loan or depos n or accepted	it in an amount during the pre	exceeding the lim vious year :-	it specified in			
Ι.	Name of the lender or	Address of the	Permanent Account Number (if available with the assessee) of the	it in an amount during the prev Aadhaar Number of the lender or depositor, if available	vious year :- Amount of loan or deposit taken or	Whether the loan/deposit	amount outstanding in the account at any time during the previous	deposit was taken or accepted by cheque or bank draft or	taken or accepted by cheque or bank draft,
Ι.	Name of the lender or	Address of the lender or	Permanent Account Number (if available with the assessee)	Aadhaar Number of the lender or depositor, if	vious year :- Amount of loan or deposit taken or	Whether the loan/deposit was squared up during the previous	amount outstanding in the account at any time during the previous	loan or deposit was taken or accepted by cheque or	loan or deposit was taken or accepted by cheque or
Ι.	Name of the lender or	Address of the lender or depositor	Permanent Account Number (if available with the assessee) of the lender or	Aadhaar Number of the lender or depositor, if	vious year :- Amount of loan or deposit taken or	Whether the loan/deposit was squared up during the previous year ?	amount outstanding in the account at any time during the previous year	loan or deposit was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account	loan or deposit was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee chequ or an account payee bank

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3	P Batra H UF	403,Rajdo ot Apartm ent, 7th Fl oor, Linkin g Road, K har (W), M umbai- 40 0052.	AADHA0226K	₹ 10,00,000	No	₹ 10,00,000	Yes-Net banking	
1		B-2 Tirth A partment, Lallubhai Park, Opp Vallabh Bh ai Patel G arden, An dheri (W), Mumbai- 4 00058.	AALPS7055E	₹ 50,00,000	No	₹ 50,00,000	Yes-Cheque	Account payee cheque
5	Ashwaniku mar V Des ai		ADPPD2524G	₹ 1,00,00,000	Yes	₹ 1,00,00,000	Yes-Net banking	
6	Ashwin Bh ogilal Ajm era	12/A, Aksh ardham, B unglow, Y ogi Park S ociety, No rth Main R oad, opp, German B akery, Kor egaon Par k, PUNE-4 11001.	ACZPA5118N	₹ 72,06,666	No	₹ 72,06,666	Yes-Net banking	
7	Bhagwanji & Co	Popley Ho use, 192 Zaveri Baz ar, 2nd Fl oor Mumb ai- 40000 2.	AACPJ5111B	₹ 5,00,000	No	₹ 5,00,000	Yes-Net banking	
8	Bhavna Su rendra Aj mera	29/7, Jai M ahavir CH S LTD, R B Mehta Ro ad , Ghatk opar (E),- Mumbai-4 00077.	ABMPA8279J	₹ 1,62,15,000	No	₹ 1,62,15,000	Yes-Net banking	
9	Biharilala M. Jumani	Shop No. 6, Bhasin House, Co rner of 9t h & Khar P ali Road, K har (West) , Mumbai - 400052.		₹ 10,00,000	No	₹ 10,00,000	Yes-Net banking	
10	Bonanza I nvestment s	6 Bhasin House, Kh ar Pali Ro ad, Khar (W), Mumb ai- 40005 2.	AAJFB8943G	₹ 5,00,000	No	₹ 5,00,000	Yes-Net banking	
11	ng Materi	401 Prath mesh Tow er, Tulsi Pi pe Road, L ower Parel , Mumbai:	-	₹ 1,00,00,000	No	₹ 1,00,00,000	Yes-Net banking	

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2	Firdos Fan ibanda	5th Floor Neelfam, Almida Par k Road Ba ndra (W), Mumbai-4 00050.	AAAPF0308A	₹ 50,00,000	No	₹ 50,00,000	Yes-Net banking	
3	Ginilon Sy nthetics	595, Krish na Galli, M . J. Market, Mumbai-4 00002.	AAAPN4261A	₹ 10,00,000	No	₹ 10,00,000	Yes-Net banking	
4	Gopal Ra mdas Cha wla	203/204, Krishna M arket, 65, Vithalwadi , Kalbadev i, Mumbai - 400002.	AAAPC5071B	₹ 15,00,000	No	₹ 15,00,000	Yes-Cheque	Account paye cheque
5	Gouri Puri	4, Saigal House, Pa li Hill Road , Near Am bedkar St atue, Khar West, Mu mbai :	AGVPP7589A	₹ 5,00,000	Yes	₹ 5,00,000	Yes-Cheque	Account paye cheque
.6	Hariram Jo rawarmal Chaudhar y	executive	AAAPC8756B	₹ 5,00,000	No	₹ 5,00,000	Yes-Cheque	Account paye cheque
.7	Indira B Jai sing	Dwarka' 2 3,Linking Road, Nex t to Kotak Mahindra Bank, San tacruz (W) , Mumbai 400054.	AAFPJ6957J	₹ 25,00,000) No	₹ 25,00,000	Yes-Net banking	
.8	Jigar Shail esh Ajmer a		AIGPA8786K	₹ 72,06,668	3 No	₹ 72,06,668	Yes-Net banking	
19	Kishu L As rani	601/B, Ne elkanth Bl dg, 98, Ma rine Drive, Mumbai - 400002.	AAKPA6936F	₹ 10,00,00	D No	₹ 10,00,000	Yes-Cheque	Account pay cheque
20		G 0403, G reen Woo d State, N ear Guru Nanak Pet rol Pump, Chakala, A ndheri Kur la Road, A ndheri (E), Mumbai - 400093.		₹ 5,00,00) Yes	₹ 5,00,000	Yes-Cheque	Account paye

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21			AAFHM2701K	₹ 10,00,000	No	₹ 10,00.000	Yes-Net banking	
	jandas Ba tra (HUF)							
22	N Vasantl al	192, Zave ri Bazar, 2 nd Floor, Mumbai- 4 00002.	AACPJ5110A	₹ 5,00,000	No	₹ 5,00,000	Yes-Cheque	Account payee cheque
23	mar Harid as Negan	a Raj Galli,	AAAHN0735R	₹ 15,00,000	No	₹ 15,00,000	Yes-Net banking	
24	Nirav Asho k Shah	6th Floor, Antariksh Plot # 58 Vithal Nag ar CHS Ltd ., N S Roa d #12, JVP D Juhu, Mu mbai:	AAEPS7265D	₹ 4,00,00,000	No	₹ 4,00,00,000	Yes-Net banking	
25	Parrytex In dustries	Jackeria B uilding, 3r d Floor, 7, Chakala S treet, M.B Road, Mu mbai - 400 003.	AABPR0009B	₹ 25,00,000	No	₹ 25,00,000	Yes-Net banking	
26	Percy Phir oz Billimori a		AAAPB2915P	₹ 10,00,000	No	₹ 10,00,000	Yes-Net banking	
27	Rupal Man oj Ajmera	27/6, Jai M ahavir CO- OP Houisn g Society Ltd, R B M ehta Road , Ghatkop ar (E), Mu mbai 4000 77.	ABMPA8281C	₹ 3,78,35,000	No	₹ 3,78,35,000	Yes-Net banking	
28	Shamsund er M Juma ni	702,7th fl oor,Param ount Towe r 428, 15t h Road, K har(W), M umbai 400 052.		₹ 15,00,000	No	₹ 15,00,000	Yes-Net banking	
29	esarichan	B-1, Tirath Apartment , Lallubhai Park, Near Blind Scho ol, Andher i- West, M umbai :		₹ 30,00,000) Yes	₹ 30,00,000	Yes-Net banking	

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30	Shreenath ji Enterpri ses		Hi O a B kt t src nd , M		₹25,00,000 N	5	₹ 25,00,000	Yes-Cheque	Account payee cheque
31	Sunder S J ogatar	60, Pura htam Bł an, 3rd oor, Dr. M. Road huleshw , Mumba 400002	FI A. I, B var ai-		₹5,00,000 Na		₹ 5,00,000	Yes-Cheque	Account payee cheque
32	Sunil R. Ba jaj & Neet a S.Bajaj	Skylark artment Little Gil s Road, albar Hi Mumbai 400006	bb M II,		₹ 15,00,000 Na	0	₹ 15,00,000	Yes-Cheque	Account payee cheque
33	Vipul Mah asukh Go pani	802/D, f u Ashisł Dr. Amb kar Roa Near Pa Gymkha , Dadar st, Mum i :	ed d, irsi na Ea	2	1,62,15,000 No		₹ 1,62,15,000	Yes-Net banking	
34	Yash Band ish Ajmera	B/7, Yog alace, K ole Soci y, V L Ma ta Road VPD Sch me, Vile arle - W t, Mumb :	iet eh , J ne P es		₹72,06,666 No)	₹ 72,06,666	Yes-Net banking	
b. J	Particulars section 269	of each ISS take	specified sum in an a n or accepted during	mount exceedin the previous yea	g the limit spec ar:-	ified in			
SI. No.	Name of t person fro whom specified is receive	om fr si sum	ddress of the person om whom specified um is received	Permanent Account Number (if available with the assessee) of the person from whom specified sum is received	Aadhaar Numb the person fro whom specifie is received, if available	m		Whether the specified sum was taken or accepted by cheque or bank draft or use of electronic clearing	In case the specified sum was taken or accepted by cheque or bank draft, whether the same was taken or

No records added

through a

system

?

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bank account payee cheque

accepted by

an account

or an account payee bank draft.

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

payer Number (if available with payer, if available the assessee) of the payer 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 SI. No. Name of Address of the payee Permanent Account Number of the payee, if available available with the assessee) of the payee. 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		Name of the Address of the payer payer	Permanent Account Number (if available with	Aadhaar Number of the payer, if available	Nature of transaction	Amount of rece	eipt Date of receipt
b.(b). Particulars of each receipt in an amount exceeding the limit specified in section 2695T, 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. Aadhaar Number of the payer f available with payer, if available SI. No. Name of the payment made in an amount exceeding the limit specified in section 2695T, in aggregate from a person in a day or in respect of a single transaction or in respect of bank draft, or being the previous year. Amount of payment payer b.(c). Particulars of each payment made in an amount exceeding the limit specified in section 2695T, in aggregate from a person in a day or in respect of a single transaction or in respect of bank draft, or use of electronic clearing system through a bank account during the previous year. Amount of payment Date of the payee if available with the payee, if available with the assessee) of the payee if available with the payee if available with the assessee of the payee if available with available with payee cheque or an account payee bank draft, not being an account payee cheque or available is an account payee bank draft, and mount exceeding the limit specified in section 2695T, in aggregate from a person in a day or in respect of transaction available with the assessee of the payee if available with the assessee of the payee if available with available w				1			
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payer Number (if available with the assessee) of the payer payer, if available with the assessee) of the payer payer, if available payer, if available 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 Amount of payment Date of the payee, if available with the assessee) of the payee SI. No. Name of the payee Address of the payee of the payee Permanent Account Number (if available with the assessee) of the payee Adhaar Number of the payee, if available with the assessee) of the payee Nature of the payee, if available with the assessee) of the payee Amount of payment Date of payment 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 Adhaar Number of the payee, if available Amount of pay	b.(b).	269ST, in aggregate from a person in in respect of transactions relating to received by a cheque or bank draft, i	n a day or in res one event or oc not being an acc	pect of a single transac ccasion from a person, count payee cheque or a	tion or		
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payee Number (if available with payee, if available		section 269ST, in aggregate from a p transaction or in respect of transaction person, otherwise than by a cheque of system through a bank account duri Name of Address of the payee	person in a day of ions relating to or bank draft, or ng the previous Permanent Account Number (if available with the assessed	or in respect of a single one event or occasion to r use of electronic cleari year Aadhaar Number of the payee, if available	Nature of	Amount of paym	
payee	5l. No.	 section 269ST, in aggregate from a p transaction or in respect of transactip person, otherwise than by a cheque of system through a bank account duri Name of Address of the payee the payee Particulars of each payment made in section 269ST, in aggregate from a p transaction or in respect of transact person, made by a cheque or bank d 	person in a day of ions relating to or bank draft, or ng the previous Permanent Account Number (if available with the assessee of the payee	Aadhaar Number of the payee, if available No records added ceeding the limit specific one event or occasion to an account payee chegu	Nature of transaction	Amount of paym	
No records added	5l. No. b.(d).	 section 269ST, in aggregate from a p transaction or in respect of transaction person, otherwise than by a cheque of system through a bank account durit of the payee of Address of the payee the payee Particulars of each payment made in section 269ST, in aggregate from a p transaction or in respect of transact person, made by a cheque or bank d an account payee bank draft, during Name of the Address of the payee bank draft, during Name of the Address of the payee bank draft, during Name of the Address of the payee bank draft, during Name of the Address of the payee bank draft, during Name of the Address of the payee bank draft, during Name of the Address of the payee bank draft, during Name of the Address of the payee bank draft, during Name of the Address of the payee bank draft, during Name of the Address of the payee bank draft, during Name of the Address of the payee bank draft, during Name of the Address of the payee bank draft, during Name of the Address of the payee bank draft, during Name of the payee bank d	Permanent Account Number (if available with the assessee of the payee	Aadhaar Number of the payee, if available No records added eeeding the limit specific or in respect of a single one event or occasion to an account payee cheque ear Permanent Account Number (if available with the assessee) of the	Nature of transaction ed in o a e or Aadhaar Num	ber of the	

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:-

SI. No.	Name of the		Permanent Account	Aadhaar Number of the payee, if available	Amount of repayment	Maximum amount outstanding in the		In case the
	A CONTRACTOR OF A CONTRACT	payee	Number (if available with the assessee) of the payee			account at any time during the previous	repayment was made by cheque or bank draft or use of	repayment
							electronic clearing system through a bank account ?	
1	ykuma r Sure	60,Puros htam Bh avan, 3r d Floor, Dr A M R oad, Bhu leshwar,- Mumbai- 400002.	ACWPJ4095J		₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account pa yee cheque
2	Comm ercial	126 / Fre e Press House, F ree Pres s Journal Marg, 21 5, Narim an Point, -Mumbai- 400021.	AAAFA9227F		₹ 9,15,00,000	₹ 9,15,00,000	Yes-Net ba nking	
3		601, Gar den Cour t, 6Th Fl oor, Lallu Bhai Par k Road, Andheri (W), Mum bai - 400 058.	ADPPD2524G		₹ 1,00,00,000	₹ 1,00,00,000	Yes-Net ba nking	
4	ram N	307,Dha ramraj G ully, M J Market, Mumbai 400002.	AACPN2240D		₹ 5,00,000	₹ 5,00,000	Yes-Cheque	Account pa yee cheque
	das R H amdas H Chawl G a HUF H	Krishna Market, 55, Vitha	AAFHG2275L	₹ 8,00,000	Account pa yee cheque			
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	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			
	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),	AFLPC7453H	₹ 10,00,000 ¥es-Cheque	Account pa yee cheque			
8	Paridh i Fab	Mumbai- 400093.	AABHC1281J	₹ 5,00,000 ₹ 5,00,000 Yes-Cheque	Account pa yee cheque			
9	Pervez Nadir Duma sia		AEAPD5551M	₹ 50,00,000 ¥es-Net ba nking				
10	raj N K	17/5 Kris hna Kunj , Wadala ,-Mumbai -400031.		₹ 5,00,000 ₹ 5,00,000 Yes-Cheque	e 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-Chequ	e Account pa yee chequ			
12	Rudra Textile	1B Jaihin d Buildin g ,4th Fl oor, Dr. A M Roa d, Bhule shwar,M umbai-4 00002.		₹ 5,00,000 ₹ 5,00,000 Yes-Chequ	e Account p yee chequ			
13	Capita I & Fir ance	a ee Build n ng, 2nd	3, al	₹ 2,00,00,000 ¥es-Net b nking	a			

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Shah ol ie m	-B,A-Wi AAGPS g, Gulm har Soc ety, Mu				
	nbai-40 058.	53658G	₹ 20,00,	000 ₹ 20,00,000	Yes-Net ba nking
exceeding t	the limit speci aft or use of el	ified in section 269T re-	ny specified advance in an amou ceived otherwise than by a chequ m through a bank account durin	ue	
	ame of the lyer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	payer, if available	Amount of repayment o loan or deposit or any specified advance received otherwise than by a cheque or ban draft or use of electronic clearing system through a bank account during the previous yea
			No records added		
exceeding t	the limit spec ot an account j	ified in section 269T re	ny specified advance in an amou ceived by a cheque or bank drafi nt payee bank draft during the	nt	
	ame of the ayer	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 an specified advance received by a cheque of bank draft which is no an account paye cheque or accour payee bank draft durin the previous yea
			No records added		the previous yet
f any loan or	r deposit or npany, bankir	specified advance ta	t be given in the case of a maken or accepted from Governmoration established by a Cent	nent,	
	of brought for r, to the exten		ion allowance, in the following		

			,		this beha
Section under which de	duction is claimed	the conditions,	if any, specified under th	ne relevant provisions of In	come-tax A
		le under Chapter V	/IA or		Ye
urnish the details of the sa	ame.				₹
e of a company, please sta peculation business as refe	te that whether the erred in explanation	e company is deem n to section 73.	ed to be carrying	No	t Applicabl
urnish the details of the sa	ame.				₹
		ed to in section 73A	in respect of any		N
urnish the details of the sa	ame.				₹
er the assessee has incurr evious year ?	red any speculation	loss referred to in	section 73 during		N
which the losses incurred	prior to the previo	has taken place in bus year cannot be	the previous year allowed to be	Not	Applicabl
	₹ 0	₹ 0	₹ 0	₹ 0	
	appeal pending then take assessed)		taxation under section 115BAC/115BAD(To	U/s & Date	
	depreciation is	section 115BAA /	additional depreciation on account of opting for		
	which the losses incurred d forward in terms of sect er the assessee has incurred arnish the details of the sa- ter the assessee has incur- ed business during the pr arnish the details of the sa- burnish the details of the sa- coculation business as refe- urnish the details of the sa- boculation business as refe- ter III (Section 10A, Secti	depreciation is less and no appeal pending then take assessed) ₹ 0 er a change in share holding of the company which the losses incurred prior to the previou l forward in terms of section 79 ? er the assessee has incurred any speculation evious year ? urnish the details of the same. er the assessee has incurred any loss referred ed business during the previous year ? urnish the details of the same. e of a company, please state that whether the beculation business as referred in explanation urnish the details of the same. on-wise details of the same. Section under which deduction is claimed	then take assessed) ₹ 0	depreciation is section 115BAA / less and no 115BAC / 115BAD depreciation on account of opting for taxion under section 115BAC/115BAD(To be filled in for assessment year cannot be allowed to be filled in for assessment year or 2021-22 only) ₹ 0 ₹ 0 ₹ 0 ₹ 0 er a change in share holding of the company has taken place in the previous year which the losses incurred prior to the previous year cannot be allowed to be i forward in terms of section 79 ? ₹ 0 ₹ 0 ₹ 0 er the assessee has incurred any speculation loss referred to in section 73 during vious year ? urnish the details of the same. urnish the details of the same. a of a company, please state that whether the company is deemed to be carrying beculation business as referred in explanation to section 73. urnish the details of the same. on-wise details of the same. Section under which deductions, if any admissible under Chapter VIA or ter III (Section 10A, Section 10AA). Amounts admissible as per the provisition of the complication of the comp	depreciation is section 115BAC/ 115BAC/ depreciation of pains for account of opting for account of opting for the same. Amount Order 20 20 20 20 <t< td=""></t<>

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

Amount of		Total	Amount of	Total amount on which tax	Total amount on which tax	Total amount of payment or		Section	Tax deduction	
	tax deducted or collected	amount on which tax was	deducted	on which tax was deducted or	was required to be	receipt of the nature		(2)	and	INO.
the credit	on (8) (9)	deducted or collected	out of (6) (7)	collected at specified rate	deducted or collected out	specified in column (3)			Account Number	
Governme out of (6) a		at less than specified		out of (5) (6)	of (4) (5)	(4)			(TAN) (1)	
(1		rate out of (7)								
(-		(8)								
1	₹ 0	₹ 0	₹ 32,56,690	₹ 3,25,66,855	₹ 3,25,66,855	₹ 3,25,66,855	Interest other tha n Interes t on secu rities	194A	MUMM0261 2B	1
1	₹ 0	₹ 0	₹ 1,41,551	₹ 70,77,379	₹ 70,77,379	₹ 70,77,379	Rent on Plant & machiner y	194-1	MUMM0261 2B	2
	₹ 1,327	₹ 1,91,336	₹ 49,82,408	₹ 34,81,61,595	₹ 34,83,52,931	₹ 34,83,52,931	Payment s to cont ractors	194C	MUMM0261 2B	3
	₹ 0	₹ 0	₹ 13,39,746	₹ 2,68,05,550	₹ 2,68,05,550	₹ 2,68,05,550	Commissi on or bro kerage	194H	MUMM0261 2B	4
	₹ 0	₹ 0	₹ 27,11,969	₹ 2,71,19,657	₹ 2,71,19,657	₹ 2,71,19,657	Fees for professio nal or tec hnical se rvices	194J	MUMM0261 2B	5
	₹ 0	₹ 0	₹ 18,010	₹ 9,00,500	₹ 9,00,500	₹ 9,00,500	Fees for professio nal or tec hnical se rvices	194J	MUMM0261 2B	6
	₹ 0	₹ 0	₹ 2,21,084	₹ 22,05,88,490	₹ 22,05,88,490	₹ 22,05,88,490	TDS on G oods	194Q	MUMM0261 2B	7
	₹ 0	₹ 0	₹ 91,78,963	₹ 3,29,62,289	₹ 3,29,62,289	₹ 9,04,45,579	Salary	192	MUMM0261 2B	8

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

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Please furnish the details:

SI. No.	Tax deduction and collection Account Number (TAN)	Type of Form	Due date for furnishing	Date of fumishing, if fumished	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	

Yes

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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

Yes

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

Please furnish:

SI. No.	Tax deduction and collection Account Number (TAN) (1)	Amount of interest under section 201(1A)/206C(7) is payable	Amount paid out of column (2) along with date of payment. (3)
		(2)	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 prinicipal items of goods traded;

51. No.	ltem Name	Unit Name	Open	ing stock P	urchases during tl pervious ye		s during the ervious year	Clo	sing stock S	Shortage/excess, i
L				0		0	0		0	
(b).					ive quantitative d s and by-products		rinicipal			
A.]	Raw ma	terials:								
	ltem [°] Name		Opening stock	Purchases during the pervious year	during the pervious year	Sales during the pervious year	Closing stock	Yield of finished products	Percentage yie	
					No	records added				

Acknowledgement Number:500478680170922 SI. Item Unit Opening stock Purchases during Quantity Sales during the Closing stock Shortage/excess, if No. Name Name the pervious year manufactured pervious year any during the pervious year No records added C. By-products SI. Opening stock Purchases during Item Unit Quantity Sales during the Closing stock Shortage/excess, if No. Name Name the pervious year manufactured pervious year any during the pervious year No records added 36.(a). Whether the assessee has received any amount in the nature of dividend as No referred to in sub-clause (e) of clause (22) of section 2 ? Please furnish the following details:-SI. 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 Not Applicable 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.

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

			ır	%	·······································	previous Year	%
a)	Total turnover of the assessee	339672680			226567596	5	
b)	Gross profit / Turnover	325555991	33967268	0 95.84	115864941	226567596	51.14
c)	Net profit / Turnover	296252747	33967268	0 87.22	149080744	226567596	65.8
d)	Stock-in- Trade / Turnover		33967268	0	32902899	226567596	14.52
e)	Material consumed / Finished goods produced						
SI. No.		ear to which	Name of other			Am	ount Remarks
5l. No.		ear to which efund relates	Name of other law	Tax Type (Dem raised/Refi received)			ount Remarks
5l. No.	demand/re			raised/Refi received)	and demand raised/ref		ount Remarks
42.a. V	demand/re to Whether the	assessee is re	law equired to furnis	raised/Refinereceived)	und demand raised/ref received		
42.a. V P	demand/re to Whether the No. 61A or Fo	fund relates	law equired to furnis	raised/Refinereceived)	und demand raised/ref received		
Ν	demand/re to Whether the	assessee is re	law equired to furnis	raised/Refinereceived)	und demand raised/ref received		ount Remarks
42.a. V P	demand/re to Whether the No. 61A or Fo	assessee is re orm No. 61B f Type of t intity	law equired to furnis ? Form Du	raised/Refinereceived)	und demand raised/ref received	und Whether the Form contains	
42.a. V N b. Plea	demand/re to Whether the No. 61A or Fo ase furnish Income tax Department Reporting E Identification	assessee is re orm No. 61B f Type of t intity	law equired to furnis ? Form Du	raised/Refireceived) No rea	Ind demand raised/ref received	Whether the Form contains information about all details/ furnished transactions which are required to be	Please furnish list of f

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 ?

.

b. Please furnish the following details:

Date of furnishing of report

c.Please enter expected date of furnishing the report

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

•

Expenditure relating to entities not	GST	ities registered under	diture in respect of ent		Total amount of Expenditure	SI. No.
registered under GST	Total payment to registered entities	Relating to other registered entities	Relating to entities falling under composition scheme	Relating to goods or services exempt from GST	incurred during the year	
₹ 4,41,30,366	₹ 2,74,85,675	₹ 1,46,29,011	₹ 52,413	₹ 1,28,04,251	₹ 7,16,16,041	1
₹ 9,97,883	₹ 1,87,500	₹ 0	₹ 1,87,500	₹ 0	₹ 11,85,383	2
₹ 0	₹ 10,92,83,293	₹ 0	₹ 0	₹ 10,92,83,293	₹ 10,92,83,293	3
₹ 1,57,11,156	₹ 33,22,74,418	₹ 33,22,74,418	₹ 0	₹ 0	₹ 34,79,85,574	4
₹ 0	₹ 7,95,51,600	₹ 0	₹ 0	₹ 7,95,51,600	₹ 7,95,51,600	5
₹ 2,78,320	₹ 8,36,874	₹ 8,36,874	₹ 0	₹ 0	₹ 11,15,194	6
₹ 75,089	₹ 44,50,37,904	₹ 44,50,37,904	₹ 0	₹ 0	₹ 44,51,12,993	7
₹ 0	₹ 31,07,00,000	₹ 0	₹ 0	₹ 31,07,00,000	₹ 31,07,00,000	8
₹ (₹ 23,94,615	₹ 23,94,615	₹ 0	₹ 0	₹ 23,94,615	9
₹ 68,74,991	₹ 6,67,24,214	₹ 6,67,24,214	₹ 0	₹ 0	₹ 7,35,99,205	10
₹ (₹ 18,09,46,234	₹ 0	₹ 0	₹ 18,09,46,234	₹ 18,09,46,234	11
₹ 47,05,523	₹ 39,33,306	₹ 39,33,306	₹ 0	₹ 0	₹ 86,38,829	12
₹ 48,941	₹ 0	₹ 0	₹ 0	₹ 0	₹ 48,941	13
₹ 39,708	₹ 0	₹ 0	₹ 0	₹ 0	₹ 39,708	14
₹ 4,636	₹ 0	₹ 0	₹ 0	₹ 0	₹ 4,636	15
₹ (₹ 19,30,000	. ₹ 0	₹ 0	₹ 19,30,000	₹ 19,30,000	16
₹ (₹ 37,100	₹ 0	₹ 0	₹ 37,100	₹ 37,100	17
₹	₹ 1,03,509	₹ 0	₹ 0	₹ 1,03,509	₹ 1,03,509	18
₹	₹ 2,21,777	₹ 0	₹ 0	₹ 2,21,777	₹ 2,21,777	19
₹	₹ 19,15,671	₹ 19,15,671	₹ 0	₹ 0	₹ 19,15,671	20

.

No

.

						71
₹ 0	₹ 13,52,441	₹ 13,52,441	₹ 0	₹ 0	₹ 13,52,441	21
₹ 0	₹ 1,56,645	₹ 1,56,645	₹ 0	₹ 0	₹ 1,56,645	22
₹ 0	₹ 4,75,090	₹ 4,75,090	₹ 0	₹ 0	₹ 4,75,090	:3
₹ 0	₹ 8,83,597	₹ 8,83,597	₹ 0	₹ 0	₹ 8,83,597	4
₹ 1,451	₹ 22,765	₹ 22,765	₹ 0	₹ 0	₹ 24,216	5
₹ 27,500	₹ 8,32,165	₹ 8,32,165	₹ 0	₹ 0	₹ 8,59,665	6
₹ 7,32,000	₹ 13,43,120	₹ 13,43,120	₹ 0	₹ 0	₹ 20,75,120	27
₹ 0	₹ 52,454	₹ 0	₹ 0	₹ 52,454	₹ 52,454	8
₹ 1,67,228	₹ 76,46,381	₹ 64,78,587	₹ 0	₹ 11,67,794	₹ 78,13,609	29
₹ 0	₹ 4,09,386	₹ 4,09,386	₹ 0	₹ 0	₹ 4,09,386	30
₹ 71,898	₹ 6,76,029	₹ 6,76,029	₹ 0	₹ 0	₹ 7,47,927	31
₹ 0	₹ 3,93,493	₹ 2,49,760	₹ 0	₹ 1,43,733	₹ 3,93,492	32
₹ 0	₹ 2,33,59,882	₹ 0	₹ 0	₹ 2,33,59,882	₹ 2,33,59,882	33
₹ 0	₹ 5,49,00,000	₹ 0	₹ 0	₹ 5,49,00,000	₹ 5,49,00,000	34
₹ 0	₹ 30,932	₹ 0	₹ 0	₹ 30,932	₹ 30,932	35
₹ 0	₹ 2,68,266	₹ 0	₹ 0	₹ 2,68,266	₹ 2,68,266	36
₹ 0	₹ 1,39,040	₹ 0	₹ 0	₹ 1,39,040	₹ 1,39,040	37
₹ 0	₹ 3,15,844	₹ 0	₹ 0	₹ 3,15,844	₹ 3,15,844	38
₹ 0	₹ 3,56,591	₹ 0	₹ 0	₹ 3,56,591	₹ 3,56,591	39
₹ 0	₹ 93,64,569	₹ 0	₹ 0	₹ 93,64,569	₹ 93,64,569	40
₹ 46,750	₹ 3,04,918	₹ 3,04,918	₹ 0	₹ 0	₹ 3,51,668	41
₹ 0	₹ 3,07,03,936	₹ 2,77,88,986	₹ 0	₹ 29,14,950	₹ 3,07,03,936	42

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

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Date

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17-Sep-2022

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		A	Additions	Details (From Po	int No.18)			
Assets/Class of Assets No. Purchase put		Date put to	Purchase Value	Adju	Total Value of			
			Use	(1)	CENVAT (2)	Change in Rate of Exchange (3)	subsidy or grant or reimbursement, by whatever name called (4)	(1+2+3+4)
Furnitures & Fittings @ 10%								
			ł		No records add	led		
		N	20					
Description of the Block of Assets/Class of Assets	SI. No.		Purchase Value	Adjustments on Account of			Total Value of Purchases (B)	
			Use	(1)	CENVAT (2)	Change in Rate of Exchange (3)	subsidy or grant or reimbursement, by whatever name called (4)	(1+2+3+4
Plant and Machinery @ 15%	1	14-Nov- 2021	14-Nov- 2021	₹1,73,69,968	₹0	₹0	₹0	₹1,73,69,96
	2	07-Sep- 2021	07-Sep- 2021	₹1,09,49,205	₹0	₹0	₹0	₹1,09,49,20
Description of the Block of Assets/Class of Assets	SI. No.	Date of Purchase	Date put to	Purchase Value	Adj	ustments on A	Account of	Total Value o
			Use	(1)	CENVAT (2)	Change in Rate of Exchange (3)	o reimbursement	r (1+2+3+4 ;, r
Plant and Machinery @ 40%	-					-	(4	
	1	11-Jun-2021	11-Jun- 2021	₹ 16,84,644	₹0	₹ 0) ₹	0 ₹16,84,64
	2	02-Dec-2021	02-Dec- 2021	₹ 7,00,119	₹0	₹ 6) ₹	0 ₹7,00,11

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 SOO2 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 How Ramesh Tar DGM

). MUMBA

MAYFAIR HOUSING

Corporate Office : 11, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri (W), Mumbai - 400 058. Board No.: +91 2267 232300 | Fax: +91 2267 232358 Website: www.mayfairhousing.com | Email: enquiry@mayfairhousing.com

पाँच सौ रुपये स्वमेश नक Rs. 500 INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

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जिल्हा कोणगार क्रायांखय, ठावे

QEC/2022

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RUPEES

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.

ATTA

- 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.
- 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.
- 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.

्रास्त्रध्ये भीववही अनुसन्त्रीका हिनान आग 2003 इत्याचा प्रकार यहत जोंदणी करणार आहे का ? :- होय/माहो Antias Reason and a set MAYFAIR HOUSING MAYFAIR HUUSING Church 1, Mayfair Meridian, Near St. Blaise Church 1, Mayfair Meridian, Near St. Blaise Church Ceaser Road, Andheri (West). Mumbai - 400.068. India भरवानाधाराज स्टांक विदेवव्याची सही (प्रमोध आर. दुवे)..... सुद्रांफ विक्रीने पाना - आदेलार कृपा, शांसी पार्थ, कीरा रोड (पूर्व), क्री 0806056 स्टोल्स प्रताहर गुहांक रहोती केत्वा प्रमुह ६ जोइन्सात वागाने स्वक्कारक सामि - 2: अभिमानि - 2: अभिमानि - 2: अभिमानि

- 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: Mymbai 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

NUMBAI-400 02

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) <u>RESTRICTIONS OF CERTAIN ACT ON THE BIDDER-</u> 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.

Page of 6

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
- 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	3	2)	Mother (including Step
				Mother)
3)	Son (including Step		4)	Son's Wife
	Son)	-		
5)	Daughter (including		6)	Father's Father
				Page 5 of 61

	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	14)	Daughter's Husband
	Husband		
15)	Daughter's Son	16)	Daughter's Son's Wife
17)	Daughter's Daughter	18)	Daughter's Husband
19)	Brother (including Step	20)	Brother's Wife
	Brother)		
21)	Sister (including Step	22)	Sister's Husband
	Sister)		

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 Datto
		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	BOM / WGN / HSG (TC) / 4874 ,
	No.	1989 - 90
9.	Date of Society	10th May 1990
	Registration	
10.	Plot area as per PRC	1,672.54 Sq. mt.

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11.	Plot area in possession	1,714 Sq. mt.
	(as per Total Station	
	Survey)	
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	48 Residential & Non-Residential
	Units	Units as per society records
15.	Existing approved	2,159.87 Sq. mt. (including al
	carpet area of	Residential & Non-Residential Units)
	members/occupants	
	to be re-housed.	
16.	Existing Built - up area	2,302.96 Sq. mt. (including commor
	of	staircase area & 10% Balcony arec
	members/occupants	free of FSI as per the then DCR)
	to be re-housed.	
17.	Zone as per D.P.	R – Zone
18.	Reservations or Set	Road set-back is merged on site
	Backs	
19.	Special Permissions or	Metro Alignment
	restrictions	
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	1.33 Base FSI +0.84 add. Premium
21,	DCPR 2034	FSI ± 0.83 Admissible TDR = 3.0
	D 01 11 2004	Permissible FSI
22.	Total Permissible Built-	5017.62 Sq. mt.
	up area as per DCPR 2034	
23.	Cost of	Rs.100 Cr. Approximately
	Redevelopment Project	
24.	Documents to be	1. All Outgoing Charges
	made available to the	(Electrical, water, assessment,
	successful bidder	land tax, etc.)
	(Developer)	2. List of existing
		members/occupants of the
	-><> ->	society with their approved
		Carpet Area
		3. Copy of Conveyance Deed
		4. Assessment Copy
		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.

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

I. Selection of the	The Selection of the Builder shall be
Developer	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
4	laid down by the General Body of the
	society.
2. Scrutiny Process	a) The complete filled tender
	document submitted in a sealed
0	envelope by the bidders shall be
	submitted to the society office on
	the given date & subsequently the
	tenders will be opened in front of
North Conners N	Authorized representatives of
	bidders & members of the society
	desirous of remaining present can
	remain present for the meeting as
	observers
	b) The Society & the PMC may in
	order to aid the scrutiny process
	R

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			ask or call upon the bidders to
			clarify their bids or submit further
54			information if required by the PMC
			to have a proper evaluation of
			their bids
			c) The PMC will prepare the
			comparative charts of all bids as
			per the offers received & other
			important inputs given by the
			Society
			d) The tender documents as
2			submitted by the Bidders shall be
			scrutinized & evaluated by the
			Society & PMC for their offer fo
			additional area, hardship
		gen.	compensation fund, rent
		1	amenities, etc.
		\sim	e) The Developer's reputation & job
			profile of completed / unde
		\sim	construction projects etc
			especially of similar types c
			projects, the financial status sha
			also be considered for selection c
			the bidder as the Developer.
3. Ric	ght to	Accept	The Society reserves the absolute righ
or	Reject	one Or	to reject one or all highest or lowes
All		Tenders	tenders without assigning any reasons.
LI			• AE

	Received by the	
	Society	
4.	Appointment of	The Developer shall be appointed to
	Developer &	undertake the re-development project
	remedy against	with the consent of 51% or more
	non-cooperating	members. Developers shall, at thei
	members	costs & expenses undertake lego
		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
	\sim	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 o
		upward revision of corpus
		/compensation shall be availed to the
		(R)

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The cost of the	prevailing rule.
The cost of the	
	The Developer shall complete the tota
Total Project is to	project at his own cost including but no
be borne by the	limited to the following costs: -
Developer	a) Cost of preparing the
	redevelopment scheme, plans 8
	submissions to MCGM & updating
	of record of rights, & the title
	search of the property
	b) Costs & fees of the consultants c
	the project appointed by the
	Developer
	c) For `Alternate Accommodation
	Rent', the Developer shall provide
	i. to each Residentic
	Occupant, a monthl
	compensation of a minimur
	of Rs.125/- per sq. ft. on th
1	existing member's approve
	carpet area
	ii. to each Commercia
	Occupant, a month
	compensation of a minimum
	of Rs.250/- per sq. ft. on th existing member's approve

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carpet area

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 Intimation obtaining 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 the then increased as per prevailing market rate. The rent is to be paid in advance for 12 Months & in advance thereafter for each subsequent 12 months.

 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 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 completions of

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the entire project with OC and handover of the possession of the LTD. unit to each member. The above said security deposit shall be 028 100 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 with extra offered agreement by the area shall be borne Developer only Total cost of labour, material, i) construction, deposits & insurance



amounts, etc.

- j) Total cost of Incentive. TDR & Fungible FSI
- k) Cost of premiums scrutiny fee, process charges, surveys payable to MCGM or other concerned authority
- I) 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
- 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.
- 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

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obtaining Occupation Certificate from MCGM) o) Total cost of all Developer's consultants for completion of the project p) All legal costs & Legal Consultant's fees to be reimbursed the to society including Society's Advocate's Fees & Society's Architect / Project Management Consultant incurred right from their as appointment by the Society. 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. The value of salvage material r) received shall be credited into the Developer's account The total cost & penalties arising S) out of errors, omissions, defaults, contravention of any prevailing laws, or breach of any laws etc.

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			by the Developer
			t) The Society shall not contribute to
•			any cost of the redevelopment
			project.
3.	MahaRERA		The Developer shall follow MahaRERA
	registration		norms laid down by the Government of
			Maharashtra & register the project
			accordingly
4.	Society		a) The Society shall pass a resolution
	Resolution	for	in the SGM for acceptance of the
	Approval	of	Developer's offer & terms &
	Developer al	ong	conditions. Letter of Intent shall be
	with Terms	&	given to the Developer along with
	Conditions		the true copy of these resolutions
			after receipt of NOC from Dy.
			Registrar
	1		b) The Developer shall start planning
			for the project including the
			preparation of plans, acquiring of
	1 here -		necessary documents for
1			preparation of the Development
			Agreement, preparation of draft
			development agreement, logistic
			arrangements, etc.
			c) After the preparation of plans the
			developer shall give a copy of the
			plan to the Society & its Architec
	1		Rage 19 0

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		/Project Management Consultant
		for approval
5		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
5.	Indemnity to	a) The Developer shall at the time of
	Society & its	execution of the Development
	members	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
		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.
		S Non Ball

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 & Collectors, related the to redevelopment

d) The Developer shall follow all & standard safety measures 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

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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	The Developer should declare/inform in
	regarding any	writing about the present & past legal
	legal disputes	cases or legal proceedings with any
		third party or parties, including but not
		limited to, other land owners/tenants /
	100	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,	a) The Title of land & possession of
	ownership of new	the said Property shall always
	building &	remain with the Society
	possession of the	notwithstanding any conditions,
	Property with the	mentioned anywhere else
	1	Pode 22 a


8.	Restriction	on	The Developer shall not be permitted to
	Transfer	or	subcontract/ transfer benefits of this
*	Project/	Rights	tender or the development proposal or
	under	the	development agreement to any other
	Standard		company, any other third party, or any
	Contract		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	n of	Without prejudice to the terms as shall
	Contract		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-
	100		compliance or breach of terms stated in
			the Letter of Intent / Development
	1		Agreement entered into with the
	$\langle \rangle$		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/crimina
			proceedings, non-disclosure & / o
			submission of wrong information o
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		financial statements, etc. willful or
		otherwise.
		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
10.	Re-construction	a) The Developer shall prepare
	Plans & approval	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 8
		rehoused in their new flats as early
		as possible
		b) The Developer shall plan all the
		floors, prepare elevation, etc
		submit two copies to society fo
		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

		approval of drawings to the
		concerned Government
		authorities. The final plan shal
		satisfy all the requirements of the
		society & members
		c) All the specifications & types of
		construction shall be as approved
		by Society's Architect / PMC
		d) Any changes or amendments to
		plans approved by the society
		shall be carried out with the
		express written permission from the
		Society
11.	The Agreement	The Development Agreement 8
	with the Society	individual Agreement shall be finalized
	along with limited	before the plans are submitted to
	Power of	MCGM. Registered Individuo
	Attorney	Agreements shall be executed or
		receipt of IOD but before vacating the
	Sheer and the second se	members from their respective flats.
		The cost of stamp duty & Registration c
		the new flat shall be borne by the
		developer
12.	Correspondence	a) The Developers shall submit a true
	& Approvals	copy of all correspondence
	obtained from all	entered into with statutor
	statutory	authorities, permissions obtained

	authorities		approvals, IOD, IOD Plans, CC
			OC, & BCC to the Society
			b) On completion of the project a
			original documents shall be
			handed over to the society fo
			their record
13.	Purchase	&	The compensatory Fungible FSI shall be
	loading	of	purchased in the name of Society &
	compensatory		loaded on the plot after the
	Fungible FSI.		development agreement is registered
			along with general power of attorney.
14.	Vacant		a) The member of the society w
	possession	of	vacate their respectiv
	member's		units/premises to the develope
	existing units.		only after the issuance of writte
			notice by the Developer alon
			with a copy of the requisite I.O.D
			the final building plans du
			approved by the PMC & Society
			b) The Developer shall give
			minimum of one months' notic
			before it requires the vaca
			possession of the entire building
			on obtaining IOD with approve
			plans.
			c) The Developer shall extend
			assistance required for relocation

		& re-housing of the members
		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 fina
		allotment of new redeveloped uni
		shall be registered before handing
	100	over vacant possession of existing
		units.
15.	Activity Schedule	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 agreemen
		till obtaining of B.C.C. / O.C. & handing
		over possession to all existing member
		including agreements with existing
		members, with stamp duty paid, etgrate
		- (RUMA

16.	Demolition of the	a) The building will be demolished
	vacant Building	only after IOD is received by the
		Developer for the rehabilitation
		building/ wing
17.	Site Office & Site	b)The Developer shall maintain
	in charge	proper site-office
		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
18.	Assistant at Site	The Developer shall also appoint one
		assistant at the site to receive all post,
		couriers, parcels, guests, etc. of existing
	0	members & assist them with any
		difficulties faced by them due to
		temporary re-location. The Developer
		shall also construct on temporary post
	1 Strank V	room during the reconstruction period
19.	Contractor, Sub-	The Developer shall employ /appoint
	Contractor &	only reputed & experienced contractors
	Other agencies	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
		Page 29, 0

		right to reject any contractor o
		agencies that are not found suitable by
		PMC & Society for the intended
		development work. The develope
		should ensure that the contracto
		deploys sufficient manpower to
		maintain the smooth work progress. I
		will be the developers' responsibility to
		ensure & maintain the progress of the
		project as per the approved plans &
		activity timeline submitted
20.	The discrepancy	a) The Society's Architect / PMC sha
	in construction /	be entitled in consultation with the
	Test Reports /	Society to halt the work if an
	Rights of PMC	discrepancy is noticed i
		construction work and/or the
		material used for the same is no
		Satisfactory and/or the terms of
		the development agreement ar
		not adhered to or if the Develope
	\sim	is found in breach of the terms of
		the Development Agreement.
		b) The Developer shall provide c
		original test certificates o
		mechanical lab testing resul
		procured for various materials from
		reputed Material Testin

21.	Liquidated Damages	Breach of the terms of Development Agreement shall make the Society
0.5		discretion
		plan with a related source at their
		submitted documents/ papers /
		all rights to cross-check the
		e) Society's Architect / PMC reserves
	1 Jane V	the cost of the Developer
		same & shall reinstate the same at
		make an opening in or through the
	1	uncover any part of the work / or
		verification, the Developer shal
		d) If required on request of PMC for
		material to ensure the quality.
		of testing regarding the work or
		reserve the right to ask for any kind
		The Society & its Architect / PMC
		Code at the cost of the Developer.
		as given in the National Building
		per the relevant Indian Standards
		Laboratories shall be obtained as
		work from reputed Material Testing
		concreting done at every stage of
		c) Periodic Tests especially that of the
		Developer
		same shall be borne by the

		entitiled for the liquidated damages
		against the Developer to the tune of
	2	minimum of Rs. 75,000/- per day should
THE VISH	WARTER CO-OP HSG. SOC. LTD.	the breach or delay go beyond the
(Hegn. No 892, S	R (WEST), MUMBAI-400,028.	grace period as shall be determined in
- Dritter		the Development Agreement and the
		Developer shall continue to remain
		liable for the same until all the members
		re-posses their respective new units .
23.	Individual	The individual agreements of the
	Agreement	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 o
	0	proposed flats/units shall be borne by
		the developer
24.	Incorporation of	a) The Developer shall inform the
	new members	Society in writing of the addition c
	1 Carry V	all the new members(saleable
		component that remains with the
		Developer) within 30 days from
		the date of issue of such eac
		allotment letter/s & after the
		Developer complies with all the
		terms & conditions in full as per the
		applicable regulation
		Parts 100

 The vision of all the flat handed over to the exist members & on obtaining OC flor MCGM & on completion of legal formalities by the Developer of legal formalities by the Developer c). The Society has funds unvarious accounting heads. Developer shall before hand over the possession of flats/units to the new members required to equally match the funds by depositing additi funds to the Society on all seaccount heads on behalf of new members he proposed to inducted into the society. 25. Period for Fit-out / Furniture to existing Members 25. Period for Fit-out inducted into the society. 26. Period for Fit-out inducted into the society. 27. Period for Fit-out inducted into the society. 28. Period for Fit-out inducted into the society. 			b) The new members shall be
 Handed over to the exist members & on obtaining OC from MCGM & on completion of legal formalities by the Develop of the society has funds ur various accounting heads. Developer shall before hand over the possession of flats/units to the new members required to equally match the funds by depositing additing funds to the Society, on all seaccount heads on behalf of new members he proposed to inducted into the society. 25. Period for Fit-out is fit of a minimum of 2 months before possession of new allotted flats/unit the existing members, before existing members are asked to variate the rented flats & take over the flats. 			inducted by the society only afte
 THE VISION FOR 60-07 US FOOLUTO, Read No. Boundary of the society has funds un various accounting heads. Developer shall before hand over the possession of flats/units to the new members required to equally match the funds by depositing additi funds to the Society, on all s account heads on behalf of new members he proposed to inducted into the society 25. Period for Fit-out / Furniture to existing Members 25. Period for Fit-out / Furniture to existing Members 			the possession of all the flats
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 THE VISION RO-OD SC STOLLTD. (Regn. No. SDM/VERTICATE RATE MARG. DADAR (W.S.T), MUMBAL-400 028. Flats/units to the new members required to equally match the funds by depositing additing funds to the Society, on all seaccount heads on behalf of new members he proposed to inducted into the society 25. Period for Fit-out The fit-out period for furniture & fixed of a minimum of 2 months before possession of new allotted flats/unit the existing members are asked to vathe rented flats & take over the flats. 			Developer shall before handin
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25.Period for Fit-outThe fit-out period for furniture & fix of a minimum of 2 months before possession of new allotted flats/uni the existing members, before existing members are asked to va the rented flats & take over the flats.			funds by depositing addition
new members he proposed to inducted into the society25.Period for Fit-out Furniture to existing MembersThe fit-out period for furniture & fix of a minimum of 2 months before possession of new allotted flats/uni the existing members, before existing members are asked to va the rented flats & take over the flats.			funds to the Society, on all suc
25. Period for Fit-out The fit-out period for furniture & fix / Furniture to of a minimum of 2 months before existing Members possession of new allotted flats/unit the existing members, before existing members are asked to va the rented flats & take over the flats.		1	account heads on behalf of th
25. Period for Fit-out The fit-out period for furniture & fix / Furniture to of a minimum of 2 months before existing Members possession of new allotted flats/uni the existing members, before existing members are asked to va the rented flats & take over the flats.			new members he proposed to b
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existing Members possession of new allotted flats/uni the existing members, before existing members are asked to va the rented flats & take over the flats.	25.	Period for Fit-out	The fit-out period for furniture & fixture
the existing members, before existing members are asked to va the rented flats & take over the flats.		/ Furniture to	of a minimum of 2 months before fin
existing members are asked to va the rented flats & take over the flats.	X	existing Members	possession of new allotted flats/units
the rented flats & take over the flats.			the existing members, before th
flats.			existing members are asked to vaca
			the rented flats & take over the ne
26 Right to Common The rights to the common terr			flats.
20. Right to contribut the right to the contribut to	26.	Right to Common	The rights to the common terrac
areas common area & open spaces		areas	common area & open spaces, sh

		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	a) The Developer shall take
		adequate third-party insurance
		The insurance shall be renewed by
		the developer for the fu
		completion period of the projec
		up to OC
		b) The Developer shall take out the
		workman compensation policy &
		insurance for his labor, workmen a
		employee as per the relevan
		statuary act.
		c) The Developer shall indemnif
		Society & remain solely responsible
		for any accidents or injuries unde
	1 Control of the second	Workman Compensation Act & c
		or any Labor Act.
		d) No dispute between th
		developer & workmen & th
		contractor & consultants sho
		withhold the construction worl
		The Developer shall take o
		precautions while entering into
		Page 34

with contractors contract 8 consultants Development e) The terms of agreements shall supersede all contracts including any contract entered into by the Developer with party regarding the 3rd any development of the Society's any dispute, the property. In Society shall be entitled to specific performance of the contract or seek damages in lieu of non performance. In case any structural defect or any 29. Security for construction .in defect in other Defect liability 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 defects without any further such charges, within sixty days from the date of reporting/notice from society & if the developer fails to rectify the such detect Pad

		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 or
		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 & sha
		not be permitted to induct any new
		partnering entity for the purpose
31.	Unsold Flats	On handing over possession of the
	1	flats/units to the existing members, the
		Developer shall become a member o
		the society for unsold flats & shall pay a
		statutory dues/maintenance for unsol
		flats until new member /s starts to pa
		after taking individual possession of the
		flats
31.	Safety Measures	The Developer shall take all necessar
		precautions to provide safety & prever
		accidents at the site, both to person
	·	property. The Society shall have th
		power to require the Developeration

		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	The developer shall provide adequate
	adequate water	water supply for the use of laborers 8
	supply	shall arrange to make necessary
		sanitation arrangements by providing
		workers WC. All charges on these
		accounts shall be borne by the
	0	Developer & shall make arrangement
		for conservancy & sanitation according
		to the rules of local public health &
		medical authorities
34.	Property of the	Any dealing between the Developer &
1	Society	the buyers of the saleable area shall no
		abrogate or adversely affect the right
		& the benefits of the existing member
		of the society & the proposed new
		building as also all the developed
		undeveloped / constructed propertie
		will be the property of the societ
		Pageor

		subject to the applicable laws
35.	Other Details	Shall be mutually agreed upon for the
		speedy completion of the project.

G) SPECIFICATIONS:

1.	Construction	a) The total construction shall be as
	Specifications	per the relevant Indian Standard
		Code of Practice & as per the
		provisions of the National Building
		Code & as specified by the PMC
		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
		c) All requirements of MCGM & all the
		statutory bodies shall be Strictly
		Followed
		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
		State T

Page 38 of



		both existing members & sale flats
		& shall be of reputed brands
		approved by the Society's
		Architect
2.	Geological Soil	The Developer shall carry out a
	Investigation	geological soil investigation for deciding
		the right type of foundation, founding
		strata & levels
3.	Temporary	The Developer shall provide hygienic &
	Accommodation	proper temporary accommodation fo
	to workman	all its workmen as per the requirement o
		its statutory authority
4.	Waterproofing	The Minimum guarantee fo
	Guarantee	waterproofing work for the entire
		construction & all levels shall be 1
		English calendar years after completio
		of OC. This Guarantee shall be execute
		on legal stamp paper & shall b
		registered under the appropriat
		provisions governing contracts.
5.	Overall	The Overall guarantee/warranty for th
	Guarantee	entire development work shall be
		minimum of 36 months from OC. Th
		guarantee/warranty shall include
		works done by the Developer includir
		flooring, painting, plumbin
		electrifications, lifts & firefighting system
		Page 40

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

H) WISHLIST & AMENITIES:

1.	Modern Amenitie	(1) The Developer shall provide a list of
		amenities offered by him with
		Brand/Company name, Quality &
		specifications.
<u>×</u>		2) Floor to Floor height shall not be less
		than 10'
2.	Wish List	/ 1) Common Amenities:
	Requirements c	f a) Decorative Entrance Lobby shall be
	Society in Brief	with Italian Marble, Granite & Vitrified
		tiles of reputed Brand
		b) Ground formation level shall be a
		minimum of 600mm above road level
		c) Two Automatic High-Speed elevators
	\sim	& fire lifts as per norms per wing of
		reputed make like Schindler or Otis of
		Hitachi or equivalent brands with the
		automatic down collective system.
		d) Adequate lights in the staircase &
		common lobby area.

Page 41 of 6

	e) Intercom for Security (From
	Gate/Entrance Lobby to Flat) & area
5*	surveillance.
	CCTV Surveillance systems for the
	complete surrounding area connected
	to the central security room on the
	ground floor
	f) large capacity underground &
	overhead water storage tank with bore
	well & dual water supply system as per
	BMC Norms
	g) Firefighting System & equipment
	along with refuge area as per CFO
	norms
	h) Firefighting requirements for water
	storage tank as per statutory
	requirements
	i) Rainwater Harvesting/bore water
	Solar Panels to be provided as pe
	norms
	j) Indoor Games room, Gymnasium
	well-equipped fitness center
	washroom, change room, etc. a
	specified.
	k) Society office with toilet
	I) Security room with toilet & surveillance
	equipment



	z) Electrical substation required as per
	the norm
	aa) Electrical Charging points for cars in
	the car parking area
	2) Kitchen:
	a) Full Height tile dado
28. 28.	b) MGL piped gas to be provided
3. SOC. 74 of 86 400 02	d) Raised Granite Cooking platform
DP. HS(N(TC)48 NNEKA MBAI	with stainless steel sinks of Nirali o
IR CO-(GN/HSG FI/ML	equivalent make shall be provided.
E S S S S S S S S S S S S S S S S S S S	e) Modular Kitchen Cabinet
	f) Exhaust fan & Chimney shall be
	provided in Kitchen
	3) Electrification:
	a) Provision for AC point, TV & Cable
	Broadband & Telephone for a
	habitable rooms
	b) Adequate light & fan points in a
	rooms.
1 Street and a second sec	c) CCTV phones & intercom to all flat
	with central security system.
	g) Excellent quality of Concealed
	Electrification, electrical copper wiring
	should be of Polycab or Finolex c
	equivalent make
	h) Three-phase electric meters
	i) The total electrification shall be

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 o
Jaguar or equivalent Brand
e) Excellent Quality Sanitary Fittings
f) Gas-based storage-type wate
heaters in all toilets
g) Exhaust fans in Bath, W.C., Toilet
Kitchen
5) Paintings:
a) Velvet Touch/Luster Paint for interno
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
Page 45 c

Vitrified Tiled Flooring with 3" skirting.
c) In Bath/Toilets- Anti-Skid Tiles in
flooring & Ceramic tiles dado up to full
height.
d) All Toilets & Kitchen tiles shall be as
approved by the Society & their
Architect
7) Doors & Windows:
a) Noise & Vibration reduction type
Anodized coated Aluminum sliding
Windows 3/4" or 1" series with tinted glass
& safety grill.
b) Granite/ Marble Sills with double
patties to all windows.
c) CP Teak Decorative Entrance Door.
d) Well-treated solid core with laminate-
finished flush doors to all rooms.
e) Waterproof flush doors to Bath/W.C./
Toilet
f) Safety Guard Door for each flat with
brass fittings & foolproof locking
arrangement.
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.
h) External Grills for toilet ventilators

I) PROJECT BID:

1.	Offer for	a) The Society is expecting an
	Additional Carpet	additional Built-up area of a
	Area	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 +
	SOC. T	480.00 \$q M Incentive area of
	10, HSG. 10,487/ 18,41 4	members + 168 Sq M fungible on
	CO-OP	
		Incentive = $3,108.99$ Sq M say
		3,200 Sq M approximately
	THE V Bage	(Balcony area's adjusted in
		Staircase area which is counted in
		FSI as per the then regulation))
		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

1 C

Page

		the carpet area of the flat. The
		mode of measurement shall be
		the same for the existing area &
	1	new allotment carpet area of the
		flats
2.	Offer for Corpus	The `Corpus Fund' of a minimum of Rs
	Fund	2,000/- per sq. ft, on the existing
		member's approved carpet area sha
	0.0	be provided to each & every membe
	00. LT 9489-07 0. 07 8, 0 0. 07 8, 0	of the Society. 20% of the above-said
	HSG, S 3)4874 5)4874 5)4874 5) 301-40 5) 301-40 5)	amount is to be paid in advance to the
	NUME MUME	member at the time of vacating the
	MWGN/	respective flat & the remaining 80% c
(,	SCHAR SCHAR	the above-said amount is to be paid c
	DAC	the time of the possession of the new
		flat
3.	Offer for Alternate	For `Alternate Accommodation Rent
	Accommodation	the Developer shall provide to each
	Rent, & schedule	i. to each Residentia
	of payments for	Occupant, a monthl
	rent	compensation of a minimur
		of Rs.125/- per sq. ft. on th
		existing member's approve
		carpet area
		ii. to each Commercia
		Occupant, a monthl
		compensation of a minimum
		. (Me

of Rs.250/- per sq. ft. on the existing member's approved carpet area

The rent for the first 1/2 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.

The developer shall provide a transit rent deposit which may be adjusted against the first installment (20%) of the corpus fund

for The Developer shall provide one& month's rent as per the provisions

4.

Offer

Brokerage

	Shifting charges	mentioned above, on vacation as
	9°5	brokerage & also separately pay a
1	3 9 . .	minimum of Rs.25,000/- as shifting
	00	charges to each member. The
	1.	Developer shall pay stamp duty &
		reasonable legal charges for rented
R. R.		flats to be taken by the members as
	~	temporary accommodation
5.	Stamp Duty &	The Developer shall pay stamp duty &
	Registration of	reasonable legal charges for rented
8	New Flats	flats to be taken by the members as
	August Strange	temporary
6.	Offer for Security	Security deposit in form of Demand
	Deposit	Draft/pay order at the time of
		appointment amounting to Rs. 2 Crore
	A	refundable without interest after the
		defect liability period of 36 months afte
		obtaining OC
7.	Rights of Member	The Members of the Society shall be a
		liberty to sell, transfer & convey their fla
		& 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 redevelopmen
2	1 North	that respective members are entitled
(Regn. N. 892 E		to.
DAL M	R (1_ST	Page 50

		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	The society shall pay all fees to their
	for consultants	Architect / PMC as mutually agreed
	appointed by the	upon up to the execution of the
	Society	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	The Developer shall pay entire GST
	Тах	liability as per existing law or liability
	(If any)	arising out of any amendment to the
		service tax Law of the Central or State
		Govt
10.	Time Limits for the	After execution of the development
	redevelopment	agreement & procurement of IOD, the
	project including	project shall be strictly completed within
	the reconstruction	the period of 36 months including
	of the building	obtaining OC & handover of the new
		flats
11.	Liquidated	The liquidated damages beyond the
	Damages	grace period shall be minimum of Rs.
		75,000/- per day until all the members
		re-possess to their respective new flats?
	1	

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12.	Other Conditions	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		
		b) The society reserves the right to		
		add, alter, modify or delete any		
		conditions stated in this		
		Document.		
13.	EMD & Security	a) Cost of Project: Approximately Rs.		
	Deposit	100 Cr.		
		b) Cost of Earnest Money Deposit		
		(EMD): Rs.1,00,000/- (Rupees one		
		Lakh Only) (refundable in 60 days		
	0C. LTD. of 89-90) AARG, o 028.	if not selected) in favor of Vishwa		
		Kutir Co-op. Housing Society Ltd		
		along with this tender document		
		c) Security deposit in form o		
~	HSG. SI M874 0 MAR M MAL400	Demand Draff/pay order at the		
	HSG/TC	time of appointment amounting to		
	LEST CONTRACTOR	Rs, 2 Crore refundable withou		
	SHAN WO. SHAN	interest after the defect liability		
	THE VIG (Regn. 892, DAD	period of 36 months afte		
		obtaining OC		
		d) Date of commencement: Within (
		months from the Letter of Intent		
		e) Bank Guarantee: Will be decided		

1.	Agreement DERS OFFER: Offer for additional Carpet Area over & above the existing area & 10 Sqm Incentive area & it's fungible to each member free of cost (in %) Offer for Corpus Fund in Rs. Per Sq.	of the Developmen
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 %) Offer for Corpus Fund in Rs. Per Sq.	
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 %) Offer for Corpus Fund in Rs. Per Sq.	
	over & above the existing area & 10 Sqm Incentive area & it's fungible to each member free of cost (in %) Offer for Corpus Fund in Rs. Per Sq.	
0	10 Sqm Incentive area & it's fungible to each member free of cost (in %) Offer for Corpus Fund in Rs. Per Sq.	
0	fungible to each member free of cost (in %) Offer for Corpus Fund in Rs. Per Sq.	
0	cost (in %) Offer for Corpus Fund in Rs. Per Sq.	
0	Offer for Corpus Fund in Rs. Per Sq.	
0		101
2.	E on the ovisting Carnet Area	
	F on the existing Carpet Area	
3.	Offer for Alternate	Residence:
	Accommodation Rent in Rs. Per	
	Sq. F on the existing Carpet Area	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	
	THE VISHORS KUTIP CO. OD USONTA	
	(Regn. No. BON/WGN/95G/(FC)487- 892, SHANAR GHANEKAR	MAYI
	DADAR (WEST), MUMBAI-400 028.	(Real
		Page 53

8.	Any other Sugges	tion	
I) <u>BIC</u>	DDERS DETAILS:		
1.	Name of the Firm	MAYFAIR HOUSING	
	/ Company		
2.	Year of	1964	
	Establishment		
3.	Registered	1, MAYFAFR MERIDIAN, CEASER	
	Office Address &	ROAD, AMBOLT, ANDHERS (WEST)	
	telephone nos.	MUMBRE- 400058 022-67232300	
4.	Mailing Address	SAME AS ABOVE	
	& telephone nos.		
5.	E-mail Id	ramesh @ mayfairhousing . com	
		0	
6.	Pan & GST No.	TAN NO - AAHFM7843A	
\sim		GST NO - 27AAHFM7843A1ZC	
7.	Namo 8		
/.	Name &		
	Contact No. of	9820210019	
-	Key Managerial		
	Person		
	892, SHA	MULH CO-UP. HSG/SUC (1) OM/WGV/HSGXTG/4874 of 8 (4) NKAR GRANEKAR MAR WEST) MUMBAI-400 025	

6.	Name &	
	Contact no. of	(Regn No. BOM WORK/HSG/(10/4874
	Contact Person	B92, SHOVAR CHANEKAR MARS. DADAR (WESP), MUMBAI=400, 028.
	if required	

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.

	DI	0.1.1.1.1	Ele al	Original	Final	Voor	OC
Name of	Plot	Original	Final	Original	Final	Year	
project &	Area	no of	no of	Flat	Flat	com	rec
location	Sqm	Flats	Flats	Carpet	Carpet	plet	eive
10001101				Area	Area	ed	d
		All and a second se	1	Sq. Ft	Sq. Ft		yes
	100	Q		and the later of the second			/no
		1				~	
		attack	eel				
Note:	1						

3. Please give us the contact details of the representatives of these projects for a reference check.

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786194459

3 Alpa CHIL Malad Glen D'Souza	9820699517		
4 Navchoya, Bhatkopar Amil palande	9820298872		
4. Eligibility as per the criteria laid dow	vn in the `Qualification fo		
the bidder/builder in the tender			
Year of Establishment of the firm (&	and the second se		
name of the parent firm & year of	NAYAN A. SHAH		
establishment)	ANURADHA N. SHAH		
Average annual financial turnover			
(excluding the cost of land, plant &			
machinery) for works of development/	Average 80 cr.		
re-development residential during the			
last 10 years ending 31st March 2022.			
List of Completed Redevelopment	ATTACHED		
projects			
Total built-up area of projects			
completed under MCGM DCR within	attached		
last 5 years from 31st March 2017			
Total no of ongoing projects & their			
Built-up area/cost/project stage	attached		

5. Any special information you consider relevant to us THE VISHWA KUTIR CO-DOI HSG. SOULD (Regn. Mc. BOMAVGUMISG/(TCH874 of AUCO) 892, SHANKON GHAMEKAR MANG DADAR (MEST), MUMBAI-400 028. Page 56 of 61 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

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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 Charted 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

-





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

I/We the tenderer(s) also accept all the conditions of the tender
 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. 1/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

(Regn. No. BOM/WGN. 892, SHANKAR G DADAR (WES

