



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre  
Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules,2009]

**Certificate of Incorporation**

LLP Identification Number: **ACD-4377**

The Permanent Account Number (PAN) of the LLP is **ACDFA5565D\***

The Tax Deduction and Collection Account Number (TAN) of the LLP is **PNEA46655A\***

It is hereby certified that **ASPIRE AVENUE REAL ESTATE LLP** is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this **SIXTEENTH** day of **OCTOBER** **TWO THOUSAND TWENTY THREE**

**Signature Not Verified**

Digitally signed by  
DS MINISTRY OF CORPORATE  
AFFAIRS 10  
Date: 2023.10.16 17:45:42 IST

Binny Kapoor  
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies  
For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

**Disclaimer:** This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on [mca.gov.in](http://mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:  
**ASPIRE AVENUE REAL ESTATE LLP**

**FLAT4D,WING D,HOLLY HOUSE,CHSL,EDENWOOD,OFF PX ROAD,Thane,VARTAK NAGAR POLICE STATION,Thane,Thane-400610,Maharashtra,India**

\*as issued by Income tax Department





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF REAL ESTATE AGENT FORM

#### FORM 'H'

[See rule 12(1)(b)]

1. This registration is granted under section 9 with registration certificate bearing No. **A51700047190** to -

**Aspire Avenue Real Estate Llp** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400610*. to act as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the State of Maharashtra in terms and the rules and regulations made there under,

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

- (i) The real estate agent shall not facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being sold by the promoter which is required but not registered with the regulatory authority;
- (ii) The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 16;
- (iii) The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10 read with Rule 17;
- (iv) The real estate agent shall provide assistance to enable the allottee and promoter to exercise their respective rights and fulfil their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be.
- (v) The real estate agent shall comply with the provisions and the rules and regulations made there under;
- (vi) The real estate agent shall discharge such other functions as may be specified by the regulatory authority by regulations;

3. The registration is valid for a period of five years commencing from **27/12/2023** and ending with **27/12/2028** unless renewed by the regulatory authority in accordance with the provisions or the rules and regulations made there under.

4. If the above mentioned conditions are not fulfilled by the real estate agent, the regulatory authority may take necessary action against the real estate agent including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vaśant Prēmanand Prabhu  
(Secretary, MahaRERA)  
Date:27-12-2023 12:20:43

Dated: **27/12/2023**  
Place: **Mumbai**

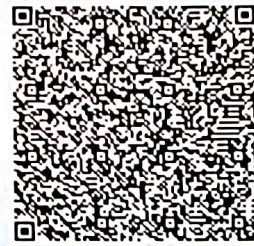
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
ACDFA5565D

नाम / Name ASPIRE AVENUE REAL ESTATE LLP

निगमन/गठन की तारीख  
Date of Incorporation / Formation 16/10/2023



Signature Not Verified

Digitally signed by  
Income Tax Deptt.  
Date: 2023.10.16 09:42:15  
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक फरदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलैक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

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<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card ACDFA5565D</p> <p>नाम / Name ASPIRE AVENUE REAL ESTATE LLP</p> <p>निगमन / गठन की तारीख Date of Incorporation / Formation 16/10/2023</p>	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटएफ़ः आयकर पैर सेवा इकाई, प्रोटीकन ईव टेक्नोलॉजीज लिमिटेड (पूर्व में एनएसडीएल ई-गवर्नंस इन्फ्रास्ट्रक्चर लिमिटेड) चौथे मंजिल, सफ़ायर चैंबर, बानेर रोड, बानेर, पुणे - 411045</p> <p>If this card is lost / someone's last card is found, please inform / return to : Income Tax PAN Services Unit, Protecan eGov Technologies Limited (formerly NSDL e-Governance Infrastructure Limited) 4th Floor, Sapphire Chambers, Baner Road, Baner, Pune - 411045 Tel: 91-20-2721 8080, e-mail: <a href="mailto:tinassist@protecanetech.in">tinassist@protecanetech.in</a></p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



Oct 16, 2023

Ref.No.: 88305922394992/TAN/NEW

TO,  
ASPIRE AVENUE REAL ESTATE LLP  
FLAT4D,WING D,HOLLY HOUSE  
CHSL,EDENWOOD,OFF PX ROAD  
THANE ,  
THANE  
THANE-400610  
MAHARASHTRA  
TEL. NO.:8451039770

Sir/Madam,

**Sub : Allotment of Tax Deduction Account Number (TAN) as per Income Tax Act,1961**

Kindly refer to your application (Form 49B) dated Oct 16, 2023 for the allotment of Tax Deduction Account Number.

In this connection, the following TAN has been issued to you/your organisation:

**PNEA46655A**

Please quote the same in all TDS challans,TDS Certificates,TDS returns,Tax Collection at Source(TCS) returns as well as other documents pertaining to such transactions.

Quoting of TAN on all TDS returns and challans for payment of TDS is necessary to ensure credit of TDS paid by you and faster processing of TDS returns.

The above TAN should also be used as Tax Collections at Source Account Number under section 206CA.

Kindly note that it is mandatory to quote TAN while furnishing TDS returns, including e-TDS returns. e-TDS returns will not be accepted if TAN is not quoted.

This supersedes all the Tax Deduction / Collection Account Number, allotted to you earlier.

**Income Tax Department**

Signature Not  
Verified

Digitally signed by NSDL e-  
Governance Infrastructure Ltd  
Date: 2023.10.16 09:42:19  
GMT+05:30  
Reason: NSDL e-TAN Sign  
Location: Mumbai

Caution : Income Tax Department does not send e-mails regarding refunds and does not seek any taxpayer information like username, password, details of ATM, bank accounts, credit cards, etc. Taxpayers are advised not to part with such information on the basis of emails.

**AXIS BANK LTD**  
VASANT VIHAR MH, THANE, 400601  
IFS CODE - UTIB0004505

New Account

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

DATE 

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दिनांक D D M M Y Y Y Y

Pay

OR ORDER / या उनके आदेश पर

रुपये Rupees

अदा करें

₹

A/C NO. 923020063110540

CADEL 000460

For ASPIRE AVENUE REAL ESTATE LLP

Payable at par at all branches of Axis Bank Ltd in India.

Authorised Signatory(ies)  
Please sign above

⑈030126⑈ 400211197⑈ 000460⑈ 29

7216558 10/11/2023 SESHASAI (M) / CTS - 2010

