



Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF REAL ESTATE AGENT
FORM 'H'

[See rule 12(1)(b)]

1. This registration is granted under section 9 with registration certificate bearing No. **A051182500333** to
 - Name of Agent: **Artha Consultants**
 - Type of Agent: **Partnership**
 - having their registered office/principal place of business at **Taluka:** Andheri, **District:** Mumbai Suburban, **Pincode:** 400053to 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 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 thereunder;
 - 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 **21/04/2025** and ending with **20/04/2030** 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.



Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

21 APR 2025 12:53:16 PM +0530

Dated: 21/04/2025
Place : Mumbai

Signature and seal of Secretary, MahaRERA
Maharashtra Real Estate Regulatory Authority



भारत सरकार
Government of India
सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय
Ministry of Micro, Small and Medium Enterprises



UDYAM REGISTRATION CERTIFICATE

UDYAM REGISTRATION NUMBER

UDYAM-MH-18-0394827

NAME OF ENTERPRISE

ARTHA CONSULTANTS

TYPE OF ENTERPRISE *

SNo.	Classification Year	Enterprise Type	Classification Date
1	2024-25	Micro	03/12/2024

MAJOR ACTIVITY

SERVICES

SOCIAL CATEGORY OF
ENTREPRENEUR

GENERAL

NAME OF UNIT(S)

S.No.	Name of Unit(s)
1	ARTHA CONSULTANTS

OFFICAL ADDRESS OF ENTERPRISE

Flat/Door/Block No.	1002	Name of Premises/ Building	Versova Fortune 59 CHS Ltd
Village/Town	Andheri West	Block	New Mhada Complex
Road/Street/Lane	Near Lokhandwala Circle	City	Mumbai
State	MAHARASHTRA	District	MUMBAI SUBURBAN , Pin 400053
Mobile	9136443678	Email:	Info@arthaconsultants.in

DATE OF INCORPORATION /
REGISTRATION OF ENTERPRISE

04/11/2024

**DATE OF COMMENCEMENT OF
PRODUCTION/BUSINESS****04/11/2024****NATIONAL INDUSTRY
CLASSIFICATION CODE(S)**

SNo.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity
1	68 - Real estate activities	6810 - Real estate activities with own or leased property	68100 - Real estate activities with own or leased property	Services

DATE OF UDYAM REGISTRATION**03/12/2024**

* In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O. 2119(E) dated 26.06.2020 issued by the M/o MSME.

Disclaimer: This is computer generated statement, no signature required. Printed from <https://udyamregistration.gov.in> & Date of printing:- 03/12/2024

For any assistance, you may contact:

1. District Industries Centre: MUMBAI SUBURBAN (MAHARASHTRA)

2. MSME-DFO: MUMBAI (MAHARASHTRA)

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Ministry of Micro, Small and Medium Enterprises



Udyam Registration Number : UDYAM-MH-18-0394827

Type of Enterprise	MICRO	Major Activity	Services
Type of Organisation	Partnership	Name of Enterprise	ARTHA CONSULTANTS
Owner Name	ARTHA CONSULTANTS	PAN	ACHFA8402F
Do you have GSTIN	No	Mobile No.	9136443678
Email Id	Info@arthaconsultants.in	Social Category	General
Gender	Male	Specially Abled(DIVYANG)	No
Date of Incorporation	04/11/2024	Date of Commencement of Production/Business	04/11/2024

Bank Details

Bank Name	IFS Code	Bank Account Number
hdfc	HDFC0001573	50100197009690

Employment Details

Male	Female	Other	Total
2	1	0	3

Investment in Plant and Machinery OR Equipment (in Rs.)

S.No.	Financial Year	Enterprise Type	Written Down Value (WDV)	Exclusion of cost of Pollution Control, Research & Development and Industrial Safety Devices	Net Investment in Plant and Machinery OR Equipment[(A)-(B)]	Total Turnover (A)	Export Turnover (B)	Net Turnover [(A)-(B)]	Is ITR Filled?	ITR Type
1	2022-23	Micro	0.00	0.00	0.00	0.00	0.00	0.00	No	NA

Unit(s) Details

SN	Unit Name	Flat	Building	Village/Town	Block	Road	City	Pin	State	District
1	ARTHA CONSULTANTS	1002	Versova Fortune 59 CHS Ltd	Andheri West	New Mhada Complex	Near Lokhandwala Circle	Mumbai	400053	MAHARASHTRA	MUMBAI SUBURBAN

Official address of Enterprise

Flat/Door/Block No.	1002	Name of Premises/ Building	Versova Fortune 59 CHS Ltd
Village/Town	Andheri West	Block	New Mhada Complex
Road/Street/Lane	Near Lokhandwala Circle	City	Mumbai
State	MAHARASHTRA	District	MUMBAI SUBURBAN , Pin : 400053
Mobile	9136443678	Email:	Info@arthaconsultants.in
Latitude	19.11247765694369	Longitude:	72.86829299099477

National Industry Classification Code(S)

SNo.	Nic 2 Digit	Nic 4 Digit	Nic 5 Digit	Activity
1	68 - Real estate activities	6810 - Real estate activities with own or leased property	68100 - Real estate activities with own or leased property	Services

Are you interested to get registered on Government e-Market (GeM) Portal	No
Are you interested to get registered on TReDS Portals(one or more)	No
Are you interested to get registered on National Career Service(NCS) Portal	No

Are you interested to get registered on NSIC B2B Portal	No
Are you interested in availing Free .IN Domain and a business email ID	No
Are you interested in getting registered on Skill India Digital Portal	No
District Industries Centre	MUMBAI SUBURBAN (MAHARASHTRA)
MSME-DFO	MUMBAI (MAHARASHTRA)
Date of Udyam Registration	03/12/2024
Date of Printing	03/12/2024

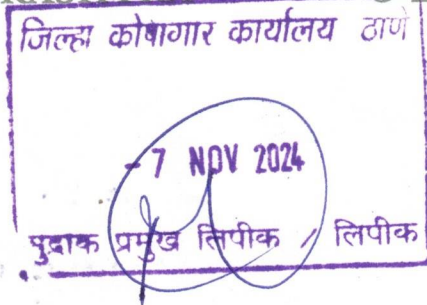
IEC Details	
IEC Number	
IEC Status	Inactive
IEC Registration Date	
IEC Modification Date	



महाराष्ट्र MAHARASHTRA

2024

CT 823285



DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP is executed on this 4th day of November 2024 **between:**

- Mr. Utkarsh Gopeshwar Gautam aged about 37 years, son of Gopeshwar Gautam. Resident of 1002, 7A, Versova Fortune 59 CHS Ltd, New Mhada Complex, Near Lokhandwala Circle, Andheri West, Mumbai, Maharashtra- 400053 hereinafter referred to as the "First Party"; and
- Mr. Shourya Joshi aged about 30 years, son of Ramesh Joshi. Resident of Flat no. 94, 4/A, Kalpataru Estate, Link Road, J.V.L.R. Poonam Nagar, Andheri East, Chakala MIDC, Mumbai-400093, hereinafter referred to as the "Second Party"

The Party of the First Part and the Second Part hereinafter collectively referred to as the "Parties".

For Artha Consultants

Shourya


Partner

WHEREAS all the Parties are desirous of joining hands to carry on the business of Real estate buying & selling, advisory & consulting, marketing & broking, property management, sale of land, residential, commercial & industrial property in Partnership in the name of Artha Consultants and Address from Flat no. 1002, 7A, Versova Fortune 59 CHS Ltd, New Mhada Complex, Near Lokhandwala Circle, Andheri West, Mumbai, Maharashtra- 400053.

WHEREAS ALL THE PARTNERS HAVE MUTUALLY AGREED TO CARRY ON BUSINESS IN PARTNERSHIP ON THE FOLLOWING TERMS AND CONDITIONS OF THE PARTNERSHIP DEED:

NOW THIS DEED OF PARTNERSHIP WITNESSETH AS UNDER:

1. That the business of the Partnership shall be carried on under the name and style of **ARTHA CONSULTANTS**.
2. That the Partnership shall be deemed to have commenced from 4th day of November 2024 and shall continue unless otherwise determined by the Parties.
3. That the business of Partnership shall be carried from Flat no. 1002, 7A, Versova Fortune 59 CHS Ltd, New Mhada Complex, Near Lokhandwala Circle, Andheri West, Mumbai, Maharashtra- 400053, as the principal place of business and at such other place or places as the Partners shall from time to time unanimously agreed upon.
4. The Profit of Artha Consultants shall belong to be shared by the parties hereto in the following shares and proportions. Likewise, the loss incurred by the partnership business including the loss of capital if any, shall be borne by the partners in the same share and proportions:

Sr.No	Name of the Party	% Share in Profit/Loss
1.	Utkarsh Gopeshwar Gautam	50%
2.	Shourya Joshi	50%
	TOTAL	100%

5. Initially the capital of the firm shall be Rs. 50,000 (Fifty Thousand Only), and the necessary capital as well as further funds required for the purpose of Partnership business shall be contributed or arranged by the Parties equally and in such manner as may be mutually agreed upon by and between the Parties from time to time.

For Artha Consultants

Shourya


Partner

6. Interest at the rate of 10% per annum or as may be prescribed under Section 40 (b) of the Income Tax Act, 1961 or any other applicable provisions as may be in force under the Income tax assessment of Partnership firm for the relevant accounting period shall be payable to the Parties on account standing to the credit of the account of the Parties. Such interest shall be calculated and credited to the account of each partner at the close of each accounting year. However, in case of loss or lower income, rate of interest can be nil or lower than 10% percent as may be agreed upon by and between the Parties from time to time.

7. The remuneration payable to the said working partners shall be computed in the manner laid down or deduction under section 40(b) (v), read with Explanation 3 of the Income-tax Act, 1961 or any other applicable provision as may be in force in the income-tax assessment of the partnership firm for the relevant accounting year.

The partners shall be entitled to increase or reduce the above remuneration and may agree to pay remuneration to other working partner or partners as the case may be. The partners may also agree to revise the mode of calculating the above said remuneration as may be agreed to by and between the partners from time to time.

8. Each Partner may draw out of the Partnership funds as drawings from his current capital account.

9. The regular book of accounts shall be maintained during the course of the business and these shall be closed on the 31st March each year and shall be opened to inspection of the parties to this deed at all reasonable hours at the Principal place of business.

10. That the Bank account(s) of the firm will be operated by any of the partner individually.

11. Each Partner shall --

- a. work honestly, diligently and shall devote their whole time and attention to the business of the firm.
- b. be just and faithful to other partners.
- c. give complete and truthful details of all matters relating to the affairs of the firm.
- d. punctually pay and discharge their personal debts and liabilities.
- e. shall do nothing to harm the interests of the Partnership.

12. Neither partner shall, without the consent of all other partners

- (a) Engage or be concerned or interested in any other business or occupation either directly or indirectly;
- (b) Take any apprentice or hire or dismiss any agent or servant of the firm;
- (c) Lend any of the moneys or deliver, upon credit, any of the goods of the firm to any person or persons whom the other partner shall have previously in writing forbidden him to trust;
- (d) Except in the ordinary course of business give any security or promise for the payment of

For Artha Consultants

Shourya 
Partner

money on account of the firm;

(e) Draw or accept or endorse any bill of exchange or promissory note on account of the firm;

(f) Remit the whole or any part of any debt or sum due to the firm;

13. If all partners agree, a new Partner may be introduced into the business of the Partnership on such terms and conditions as may be mutually agreed between the Parties to this deed and the new partner

14. If any partner shall at any time during the subsistence of the partnership, be desirous of retiring from the firm, it shall be competent from his to do so, provided he shall give at least one calendar month notice of his intention of doing so. The remaining partner shall pay to the retiring partner or his legal representatives of the deceased partner, the purchase money of his share in the assets of the firm.

15. In the event of the death of any partners, one of the legal representatives of the deceased partner shall become the partner of the firm and in the event the legal representative show their denial to point the firm, they shall be paid the part of the purchase amount calculated as on the date of the partner.

16. (a) That the Partnership is at will and may be dissolved at any time mutually or by giving one month notice in writing by the outgoing party to the others.

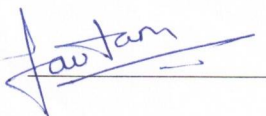
(b) That in the case of dissolution of the firm the net realization on the sale of assets shall be distributed amongst the Parties equally after meeting the liabilities of the firm.

17. Every dispute or difference arising between the partners as to the interpretation, operation, or effect of any clause in the partnership which cannot be mutually resolved, shall be referred to the arbitration of one person chosen by the partners in writing. The decision of such an arbitrator shall be binding on the partners. Subject as aforesaid the Arbitration and Conciliation Act, 1996 and the rules made thereunder shall apply to the arbitration proceedings under this clause.

18. Except as aforesaid, the Partnership shall further abide by the provisions of the Indian Partnership Act, 1932.

IN WITNESS WHEREOF, the parties have set their hands this 4th day of November 2024.

1. SIGNED, SEALED & DELIVERED by the within named Party of the First Part
Mr. Utkarsh Gopeshwar Gautam.



For Artha Consultants

Shourya



Partner

2. SIGNED, SEALED & DELIVERED by the within named Party of the Second Part
Mr. Shourya Joshi

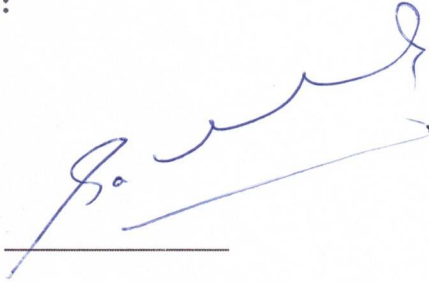
Shourya

Witnesses:

1. Name:

Address:

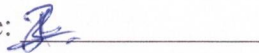
Signature:



2. Name:

Address:

Signature:



For Artha Consultants

Shourya


Partner