



EXPRESSION OF INTEREST



www.ToughconsNirman.com

1st Floor, Bhagwant Nivas, Naik Wadi, Off. Aarey Road,
Goregaon East, Mumbai – 400 063.

Email: info@toughcons.co.in, Tel.: +91 22 2927 0401/02



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OUR TEAM



www.ToughconsNirman.com

1st Floor, Bhagwant Nivas, Naik Wadi, Off. Aarey Road,
Goregaon East, Mumbai – 400 063.

Email: info@toughcons.co.in, Tel.: +91 22 2927 0401/02

OUR CORE TEAM



- **JAYANT M. GAITONDE**
- Chairman - Human Resource & Public Relations



- **Dr. NAYAN R DEDHIA**
- Managing Director - Business Development & Marketing



- **Ar. UDAY KANADIA**
- Architect- Director - Planning & Designing.



- **Er. JAYANT V INAMDAR**
- Director- RCC & Structural Consultant



- **CA NUPUR GAITONDE**
- Chartered Accountant, Director & CEO - Operation & Accounts



- **Er. JENIL DEDHIA**
- Civil Engineer
- CTO Engineering Department



- **MADAN SHARMA**
- VP – Business Development.



- **SAMEER PATEL**
- Sr. Project Co. Ordinator



- **Ar. HEMANT KANKARIYA**
- Architect – MHADA & Town Liaison



- **Veena Sangli**
- Sr. Architect



- **ADV. MANDAR JOSHI**
- Legal Advisory

SHOWCASING OUR EXCELLENCE IN PROJECT MANAGEMENT



1. **“ICONIC PROJECT MANAGEMENT CONSULTANT”**
(By Times Real Estate Conclave & Awards 2023)
2. **“LEADING REDEVELOPMENT PMC FIRM 2025”**
(By Corporate Connect Magazine)
3. **“EXCELLENCE IN REDEVELOPMENT”**
(By CREDAI – MCHI Redevelopment Mumbai 2.0)
4. **“ICONIC PROJECT MANAGEMENT CONSULTANT”**
(By Times Real Estate Conclave & Awards 2024-25)

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1.01	Name of Company	Toughcons Nirman Pvt. Ltd. This is exclusive PMC division	N.A.
1.02	Sister Concern	UK Designs Pvt. Ltd. This is PMC cum Architectural Division	
1.03	Date of establishment	13-12-2012	
2	ADDRESS DETAILS		
2.01	Office Address	PMC Division: 1st Floor, Bhagwant Niwas, Naik Wadi, Opp. Vishwa Kripa Hospital, Goregaon (East), Mumbai - 400 063	N.A.
2.02		Architectural Division: 409, Highway Commercial Centre, I.B. Patel Road, Goregaon (East) Mumbai – 400 063	
2.03	Website Address	PMC: www.ToughconsNirman.com	
2.04		ARCHITECT: www.udaykanadiadesigns.com	
2.05	Email ID	PMC: info@toughcons.co.in	
2.06		ARCHITECT: ukdesigns.pvt.ltd@gmail.com	
2.07	Office Contact Nos	9372195663 / 9321052225 / 22 2927 0401 /02	
2.08			
2.09	Office Owned or Leave & Licence	PMC DIVISION OFFICE: 700 sq.ft. carpet area is on Leased	
2.10		Architect Division office: 300 sq.ft. carpet area is owned	
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7.02		ARCHITECTURE DIVISION: Ar. Uday Kanadia Swati Kanadia	
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7.06		ARCHITECTURE DIVISION: Ar. Uday Kanadia – 60% Krupa Kanadia – 20% Swati Kanadia – 20%	

8	Contact Person Name	Madan Sharma
	Mobile Nos.	93210 52225 / 93721 95663
	Landline Nos.	022-29270401
	Designation	Vice President
	Email	info@toughcons.co.in

9	Name of Chairman	Jayant Gaitonde	14
	Mobile Nos.	98671 56533	
	Designation	Co-founder & Chairman	
	Name of Managing Director	Dr. Nayan Dedhia	15
	Mobile Nos.	99875 39649	
	Designation	Co-founder & Managing Director	
	Name of Director	Ar. Uday Kanadia	16
	Mobile Nos.	98198 85131	
	Designation	Co-founder and Director (Head of Architecture & Liaison)	
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	Mobile Nos.	93721 95663	
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DESCRIPTION OF THE ARCHITECT / PMC COMPANY



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1st Floor, Bhagwant Nivas, Naik Wadi, Off. Aarey Road,
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Email: info@toughcons.co.in, Tel.: +91 22 2927 0401/02

Date: 05/03/2026
Ref: TNPL/2025-26/03/1837

To,
The Hon. Chairman / Secretary,
Roof-Top CHSL
GGS Marg, Off. MC Road,
Andheri East,
Mumbai - 400093

Sub: Submission of Expression of Interest for the Services of Architect / Project Management Consultancy Architect/PMC for proposed Redevelopment.

Dear Sir,

We Toughcons Nirman Pvt. Ltd., would like to express our interest to undertake the Architect / PMC activities redevelopment/self-redevelopment of your society building. As required, we have enclosed all the necessary details, as per the guidelines/format asked for your information and records.

About Us:

Toughcons Nirman Pvt. Ltd., is a professional consulting organization that provides services in Project Management for Redevelopment Works and specialize in Society Redevelopment. Over the years we have firmly established our credentials in turning imaginative ideas into reliable constructions across Mumbai. Toughcons Nirman Pvt. Ltd., has been in the field of project management consultancy for the last 13+ years. Over this period, we have significantly evolved and grown in terms of team strength, clientele, service offerings, and financial stability.

Toughcons' Board of Directors consists of several professionals who lead architectural, approvals, engineering, Legal, Accountancy, site management, Housing Experts, project and cost management, quality and HR functions. We work with our client seamlessly to deliver project safely and efficiently, while constantly redefining industry best practice. A dedicated team of people, we are qualified to maintain the highest performance standards in the cost, quality, and timelines of each project undertaken.

We are able to provide our esteemed clients with an umbrella of all the required services from a one-point contact source which is of paramount importance for the redevelopment of any society. We are also empanelled with Mumbai Bank as nodal agency for self-redevelopment.

We understand our client's objectives and translate them into a successful project. We are constantly re-inventing methodologies to save cost, increase quality, and maintain timelines for a project. For us it is all about doing it right the first time, and at the best cost. As such, we are uniquely positioned to provide effective on-site project management, as well as providing impartial advice during all phases of the construction life cycle.

The Mumbai Real Estate Sector has faced notable challenges briefly during 2017 and 2021, including the effects of demonetization, the introduction of new Development Control Regulations (DCR), the implementation of RERA and GST, and the unprecedented disruption caused by the COVID-19 pandemic. These factors collectively impacted the velocity of societies opting for redevelopment. However, during the Lockdown Period, we proactively utilized the opportunity to engage with societies interested in redevelopment by conducting Webinars and Talk Shows featuring industry experts. These sessions addressed progressive, innovative and forward-looking topics, such as:

- The concept of Green Building in redevelopment
- Maintenance-free buildings in redevelopment
- Pre-Cast Construction Techniques
- Advanced technologies to save time in construction for redevelopment in Mumbai & many more

This initiative not only created brand awareness and built trust among our audience, but also has resulted today in over **100+SOCIETIES** engaging our services for redevelopment.

We are proud to be a professional organization committed to discretion, transparency, and ethical standards. Our reputation is underscored by accolades such as the "**Iconic Project Management Consultant**" award from the Times of India, where us being the **ONLY PMC IN MUMBAI** to have received this. This recognition reflects our dedication to excellence and our capability to handle a diverse range of projects simultaneously, thanks to our strengthened workforce, expanded service offerings, and innovative business strategies.

We look forward to be associated with your esteemed society. Please feel for any query / info for the redevelopment of your society.

Sincerely,
for **Toughcons Nirman Pvt. Ltd.**



CA Nupur Gaitonde
CEO & Director



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COMPANY KEYPERSON DETAILS



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BRIEF DESCRIPTION ABOUT DIRECTORS:

1	<p>Mr. Jayant M Gaitonde</p> <p>The Dynamic Maestro of Real Estate Development</p>	<p>Jayant Gaitonde is an accomplished executive and a powerhouse of leadership, widely recognized as a luminary in the field of real estate development and project management. With over 22+ years of exceptional experience, Jayant stands at the pinnacle of industry expertise, driving projects with unmatched vigour and precision.</p> <p>Professional Expertise and Role</p> <p>Jayant's illustrious career is a testament to his dynamic approach and profound knowledge, particularly in the development and implementation of sophisticated resource planning, costing, and earned value systems. His strategic insights and meticulous planning have been instrumental in optimizing pricing and enterprise project management systems for numerous high-profile developers.</p> <p>Leadership and Vision</p> <p>Jayant is more than just a leader; he is the driving force behind transformative projects. His energetic spirit and relentless pursuit of perfection have made him a beacon of innovation in the industry. Jayant's contributions have shaped the landscape of real estate development, setting new standards of excellence and efficiency that continue to inspire others.</p> <p>His visionary approach is rooted in a deep understanding of the complexities of real estate development.</p> <p>Impact and Future Aspirations</p> <p>As an industry expert, Jayant's influence extends beyond individual projects; his work has had a lasting impact on the broader real estate development landscape. He is dedicated to pushing the boundaries of what's possible, continually seeking new ways to optimize processes and deliver superior outcomes. His commitment to excellence and innovation positions him as a thought leader in the field.</p> <p>Jayant Gaitonde is not just a leader; he is a visionary whose energetic spirit and profound expertise continue to elevate the industry. His unwavering commitment to delivering exceptional results, coupled with his innovative approach to project management, makes him an indispensable pillar of success in the world of real estate development. Jayant's legacy is one of excellence, innovation, and relentless pursuit of perfection, qualities that make him a true champion of the industry.</p>
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<p>2</p>	<p>Dr. Nayan R. Dedhia</p> <p>The Strategic Powerhouse of Redevelopment</p>	<p>Honorary Doctorate in Real Estate & Urban Development Managing Director, Toughcons Nirman Pvt. Ltd.</p> <p>Dr. Nayan Dedhia is a trailblazing force in the realm of urban transformation, redevelopment strategy, and community-led infrastructure development. With over two decades of experience driving complex real estate and infrastructure initiatives across Mumbai, his professional journey is defined by innovation, integrity, and impact. In recognition of his contribution to the redevelopment ecosystem and ethical urban practices, he was recently conferred with an Honorary Doctorate in Real Estate & Urban Development by Hawkins University.</p> <p>Strategic Expertise & Business Development Acumen Dr. Dedhia is renowned for crafting forward-thinking redevelopment strategies, capturing critical opportunities, and reshaping how housing societies navigate complex urban renewal projects. A master in strategic thinking, product development, and competitive positioning, he has consistently delivered outcome-driven solutions that blend commercial viability with community trust.</p> <p>Whether it's conceptualizing new models of self-redevelopment, or leading negotiations on cluster development under DCPR 2034, Dr. Dedhia brings a rare combination of technical insight, regulatory know-how, and stakeholder empathy. His ability to lead large-scale, multi-stakeholder proposal developments has helped several societies, developers, and authorities find balanced, win-win redevelopment pathways.</p> <p>Leadership in Redevelopment – Redefining the Rules As the co-founder and Managing Director of Toughcons Nirman Pvt. Ltd., Dr. Dedhia has pioneered a member-first, PMC-driven model for society redevelopment in Mumbai. Under his leadership, the firm has delivered landmark projects, introduced bold planning formats, and rewritten how redevelopment can be transparent, compliant, and emotionally resonant.</p> <p>His landmark thesis, <i>“Redevelopment in Urban India – Challenges, Opportunities & the Role of Community-Centric Project Management,”</i> reflects his deep commitment to inclusive city-building. From feasibility reports to development agreements, his methods prioritize clarity, governance, and member empowerment.</p>
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		<p>Visionary Mindset & Values Dr. Dedhia’s leadership goes beyond boardrooms. His work is grounded in Jain principles of forgiveness, ethical growth, and social good. A trustee of the Jain Youth Forum Foundation, he has also led numerous community initiatives in senior citizen care, youth empowerment, and health equity.</p> <p>He envisions a future where every housing society becomes self-reliant, where redevelopment is not a developer-dominated transaction but a structured, society-driven transformation process. His long-term aspiration is to build institutions, SOPs, and policy frameworks that outlast individual projects—and create a robust ecosystem of ethical redevelopment across Indian cities.</p> <p>Conclusion: Legacy in the Making Dr. Nayan Dedhia is not just a redevelopment expert. He is a visionary, mentor, author, and reformer, who continues to reshape the contours of Mumbai’s urban future. His honorary doctorate is not just a title, but a recognition of a life committed to systemic change, human-first planning, and sustainable urbanism. With him at the helm, the future of redevelopment is bright, inclusive, and uncompromisingly ethical.</p>
3	<p>Mr. Uday Kanadia</p> <p>The Architect of Dreams and Spaces</p>	<p>Uday Kanadia, is a highly skilled and innovative professional, recognized for his expertise in architectural design, planning, and liaison. With a deep passion for creating spaces that are both aesthetically pleasing and functionally effective, Uday have become a trusted leader in the field, known for delivering exceptional architectural solutions that align with client needs and regulatory requirements.</p> <p>Professional Expertise and Role Uday brings a wealth of knowledge and creativity to the architectural design process, with a strong focus on integrating modern design principles with sustainable practices.</p> <p>In the realm of planning, Uday excels in coordinating every aspect of a project, ensuring that all elements are seamlessly integrated.</p> <p>Liaison work is another area where Uday shines, his deep understanding of the intricacies of building codes, zoning laws, and other regulatory requirements allows Uday to navigate complex approval processes with ease.</p> <p>Leadership and Impact Uday’s leadership in architectural design is characterized by a commitment to excellence and a vision for creating spaces that inspire.</p>

		<p>His impact on the industry is evident in the successful completion of numerous high-profile projects, each showcasing Uday's ability to balance aesthetic beauty with practical functionality. Uday's work has set new standards in architectural design and planning, particularly in the integration of sustainable practices and innovative design solutions.</p> <p>Vision and Future Aspirations Looking ahead, Uday is focused on pushing the boundaries of architectural design and planning even further. By embracing new technologies, sustainable materials, and innovative design practices, Uday aims to lead the industry in creating spaces that are not only beautiful but also resilient and adaptable to future needs.</p> <p>Uday is also committed to strengthening his role as a liaison, ensuring that all projects he oversee are completed with the highest level of compliance and efficiency.</p>
	<p>Mr. Jayant V Inamdar</p> <p>The Maestro of Structural Engineering</p>	<p>Er. Jayant Inamdar, an illustrious alumnus of IIT Bombay with an M-Tech in Structures (1979), is a luminary in the field of structural engineering. Renowned for his visionary approach and unparalleled expertise, Jayant's work has garnered international acclaim, setting new benchmarks of excellence across the industry.</p> <p>Professional Expertise and Contributions A significant portion of Jayant's distinguished career has been dedicated to pioneering government infrastructure projects, cutting-edge IT parks, and expansive residential developments. His contributions have not only transformed physical landscapes but have also revolutionized the standards of structural engineering. Jayant's leadership in structural engineering is characterized by his meticulous attention to detail and his commitment to delivering projects that stand the test of time.</p> <p>Leadership and Industry Impact Beyond project execution, Jayant has held numerous esteemed positions that have significantly shaped the engineering community. As President of the AESA, Pune (1999-2000), he led with foresight and integrity, guiding the organization through a period of growth and influence. His tenure as Secretary of ISSE (2001-2002) showcased his commitment to advancing the practice of structural engineering, while his role as Chairman of the Indian Society of Structural Engineers, Pune Chapter (2010-2012), highlighted his dedication to fostering professional development and innovation within the field.</p> <p>Jayant's authoritative voice in the industry has been further recognized through his roles on the Jury Panel</p>

		<p>for the BAI Pune Centre Award in 2006 and the AESA Awards in 2004-2005.</p> <p>Legacy and Vision Jayant Inamdar’s legacy is one of innovation, dedication, and profound influence. His career is marked by a relentless pursuit of excellence and a commitment to elevating the standards of structural engineering globally. Looking ahead, Jayant remains focused on pushing the boundaries of structural engineering, embracing new technologies and methodologies that will continue to transform the industry.</p> <p>Er. Jayant Inamdar is not just a structural engineer; he is a visionary leader whose contributions have shaped the field of structural engineering on a global scale. With Jayant’s guidance, the future of structural engineering is not only secure but poised for continued growth and transformation.</p>
	<p>Mrs. Nupur Gaitonde: The Financial Virtuoso and Society Management Maven</p>	<p>Meet Nupur Gaitonde, a dynamic and rising star in our team. As a Chartered Accountant with an exceptional background in the financial sector, Nupur infuses our operations with a wealth of expertise and a forward-thinking perspective. Her impressive journey, marked by a seamless transition from traditional finance roles to the comprehensive management of society affairs, exemplifies her versatility and unwavering dedication.</p> <p>Professional Expertise and Role Nupur’s role extends far beyond conventional accountancy. With a sharp focus on due diligence, she meticulously examines every aspect of our projects, ensuring that they are built on a foundation of financial integrity and sound decision-making. Her unmatched skill in project financial analysis allows her to decode complex financial structures and offer insights that are critical to the success of our initiatives.</p> <p>In addition to her financial expertise, Nupur has adeptly integrated her knowledge of law and accountancy to tackle society management challenges with remarkable finesse. Her holistic approach ensures that every project aspect—from regulatory compliance to financial feasibility—is perfectly aligned, safeguarding the interests of all involved parties.</p> <p>Leadership and Vision Nupur is more than just a Chartered Accountant; she is a catalyst for innovation and a driver of change within our team. Her contributions are vital to steering our projects toward successful completion, making her an indispensable asset to our organization.</p> <p>Nupur’s strategic insights and thorough analysis ensure that every decision is well-informed and aligned with our</p>

		<p>long-term goals.</p> <p>Future Aspirations Looking ahead, Nupur is committed to further expanding her impact in the realms of financial management and society governance. She aims to continue merging her financial acumen with her legal expertise to develop innovative solutions that address the evolving challenges in the redevelopment sector.</p> <p>Nupur Gaitonde is not only a guardian of financial prudence but also a beacon of innovation, whose contributions are instrumental in driving our projects to fruition. Her dedication, expertise, and forward-thinking approach make her a key leader in our team and a formidable force in the industry.</p>
	<p>Er. Jenil Dedhia</p> <p>Designation - C.T.O</p> <p>(M.Tech Construction Management)</p>	<p>Er. Jenil Dedhia is a dynamic and visionary leader in the field of construction management, specializing in redevelopment projects. With a robust academic foundation and a Master of Technology (M. Tech) in Construction Management, Jenil combines technical expertise with strategic foresight to drive the successful execution of complex projects.</p> <p>Having been mentored by his father, a seasoned veteran in the industry, Jenil is stepping into a leadership role with a deep understanding of the nuances of the redevelopment sector. He is committed to carrying forward the legacy while also injecting fresh perspectives that align with contemporary industry trends.</p> <p>Professional Journey and Achievements Jenil's professional journey is marked by his hands-on experience in managing large-scale redevelopment projects, where he has demonstrated exceptional skill in coordinating with multiple stakeholders, including architects, engineers, contractors, and clients. His ability to streamline processes, enhance project efficiency, and ensure timely delivery has earned him a reputation for excellence in project management.</p> <p>Leadership and Vision As a young leader in the construction industry, Jenil is driven by a vision to redefine redevelopment through innovation and quality. He believes in building not just structures but also lasting relationships with clients and communities.</p> <p>Jenil is also deeply committed to professional development, both for himself and his team. He regularly engages in industry seminars, workshops, and training programs to stay ahead of emerging trends and</p>

		<p>technologies in construction management.</p> <p>Future Aspirations Looking ahead, Jenil is focused on expanding the scope of his work, exploring new markets, and embracing cutting-edge technologies such as Building Information Modelling (BIM) and green building certifications. His goal is to lead the company into a new era of growth, where innovation and sustainability are at the forefront of every project.</p> <p>With a blend of youthful energy, technical prowess, and a strong ethical foundation, Er. Jenil Dedhia is poised to make a significant impact in the redevelopment sector, ensuring that every project not only meets but exceeds the expectations of clients and stakeholders.</p>
1	Mr. Madan Mohan Sharma	
1.01	Designation	Vice President – Business Development
1.02	Nature of Expertise	Business Development - Redevelopment
1.03	Brief Description	Madan Mohan Sharma is a seasoned professional with over 50 years of experience in business development across diverse industries, including textiles, hospitality, and real estate. His extensive career is marked by his deep industry knowledge, strategic acumen, and a proven track record of driving growth and success in highly competitive markets. As Vice President of Business Development, Madan Mohan Sharma leverages his vast experience to lead initiatives that expand business opportunities and forge strong industry partnerships. His leadership and expertise continue to be invaluable assets in steering the company's growth and innovation.
2	Ar. Veena Sangli	
2.01	Designation:	Senior Architect , Designing and MHADA Liaison
2.02	Brief Description	<p>An enterprising and people-oriented professional with over 30 years of experience in planning, design, execution, and business development of large-scale real estate projects across Mumbai and the Mumbai Metropolitan Region. Known for taking on complex challenges, building strong relationships with stakeholders, and driving projects from concept to approvals and execution.</p> <p>Has extensive expertise in residential high-rises, townships, commercial and retail developments, with buildings designed and executed up to 150 metres in height. Possesses strong working knowledge of prevailing and evolving development control regulations, including DCPR 2034, and hands-on experience with SRA schemes, MHADA redevelopments, airport authority land projects, and developments under Regulations 33(5), 33(10) and 33(11)</p> <p>Previously associated with leading developers such as HDIL as Vice President and Kanakia Spaces Realty Pvt Ltd. as GM – Liaison, handling large and complex residential and commercial projects, regulatory transitions, feasibility studies, municipal approvals, and</p>

		<p>statutory clearances. Experienced in leading multidisciplinary teams, coordinating with consultants, and aligning design intent with commercial viability. Combines strong design sensibility with practical execution insight and business acumen. Actively interested in sustainable development and green building practices, with ongoing pursuit of IGBC LEED certification.</p>
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LIAISON ASSOCIATES



www.ToughconsNirman.com

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Goregaon East, Mumbai – 400 063.

Email: info@toughcons.co.in, Tel.: +91 22 2927 0401/02

APPROVAL & LIAISON ASSOCIATES

1	Ar. Hemant Kankariya	
1.01	Specialization	Liaison Architect - MHADA
1.02	Brief description	<p>Ar. Hemant Kankaraiya, an Ex-MHADA Officer with 16 years of extensive experience, is a leading expert in the field of MHADA approvals and redevelopment projects. Throughout his career, he has handled various prestigious large-scale redevelopment projects across Mumbai, specializing in 33(5) redevelopment project approvals, MHADA layout approvals, and related policies.</p> <p>Hemant’s deep understanding of the regulatory environment and his expertise in navigating complex approval processes have made him a sought-after consultant for top real estate companies. He currently collaborates with renowned corporate entities such as SD Corporation (a Shapoorji Pallonji and Dilip Thacker joint venture), B.G. Shirke, Rustomjee, Romell Group, Richa Realtors, and HDIL.</p> <p>Presently, Hemant is managing projects covering over 10 million square meters in Mumbai’s suburbs, showcasing his significant influence and leadership in the redevelopment sector. His contributions continue to shape the skyline of Mumbai, making him an indispensable asset to the real estate industry.</p>
2	Er. Kamlesh Shinde	
2.01	Specialization	Approval & Liaison Specialist – MCGM/BMC
2.02	Brief description	<p>Kamlesh Shinde is an engineer with a specialization in MCGM liaison services, particularly in the Kandivali region. With a deep understanding of municipal processes and regulations, Kamlesh has established himself as a key expert in navigating the complexities of MCGM approvals and compliance. His role as an MCGM Liaison Specialist involves coordinating with various municipal departments to facilitate smooth and timely project approvals. Kamlesh’s engineering background and hands-on experience make him an invaluable asset in ensuring that projects adhere to all necessary regulations and standards.</p>

3	Er. Kulesh Trivedi	
3.01	Specialization	Approval & Liaison Specialist – MCGM/BMC
3.02	Brief description	Kulesh Trivedi is an engineer by education and a seasoned expert in MCGM approval liaison services. Known for his distinctive approach, Kulesh excels in navigating the intricate approval processes of the Municipal Corporation of Greater Mumbai (MCGM). His strategic and methodical style sets him apart, ensuring that projects move smoothly through the regulatory maze. Kulesh’s engineering background, combined with his deep understanding of municipal requirements, enables him to effectively manage and expedite project approvals. His expertise and unique approach make him a highly sought-after specialist in the field.
4	Ar. Nitin Gunjal	
4.01	Specialization	PTC Proposal Expert - SRA
4.02	Brief description	Ar. Nitin Gunjal is a seasoned specialist in SRA (Slum Rehabilitation Authority) liaison services with a deep expertise in handling PTC proposals, particularly under Regulation 33(11), which is increasingly trending in the industry. With a strong understanding of the complexities involved in SRA projects, Nitin is adept at navigating the regulatory environment to secure approvals and ensure compliance. His specialization in PTC proposals allows him to offer strategic solutions that align with current market trends and regulatory frameworks. Nitin’s comprehensive knowledge and hands-on experience make him a key player in the successful execution of SRA projects.
5	Bhoomi Patel	
5.01	Specialization	Specialist in Tree, SWD, Nalla and Other Miscellaneous NOCs from MCGM
5.02	Brief description	Bhoomi Patel is a specialist with extensive expertise in securing various NOCs (No Objection Certificates) from the Municipal Corporation of Greater Mumbai (MCGM). Her specialization includes obtaining NOCs related to Tree permissions, Storm Water Drains (SWD), Nallas, and other miscellaneous approvals required for diverse projects. Bhoomi's in-depth knowledge of MCGM regulations and her ability to navigate the complex approval processes ensure timely and efficient project progress. Her attention to detail and strategic approach makes her a valuable asset in managing the regulatory aspects of urban development projects.

6	Nishant Sawant	
6.01	Specialization	Traffic & Parking Consultant
6.02	Brief description	Nishant Sawant is a seasoned Traffic and Parking Consultant with extensive expertise in designing and optimizing traffic flow and parking solutions for various urban and suburban projects. His deep understanding of transportation planning and parking management enables him to develop innovative strategies that improve efficiency, safety, and accessibility in complex environments. Nishant specializes in conducting traffic impact assessments, designing parking layouts, and providing solutions that comply with regulatory standards while addressing the unique needs of each project. His analytical approach and commitment to sustainable urban mobility make him a trusted advisor in the field of traffic and parking consultancy.
7	Er. Ankit Jain	
7.01	Specialization	Expert in Plumbing Consultancy
7.02	Brief description	Er. Ankit Jain is a highly skilled plumbing consultant with extensive experience in designing and implementing efficient plumbing systems for a wide range of projects. With a strong engineering background, Ankit specializes in providing innovative and sustainable plumbing solutions that meet the specific needs of residential, commercial, and industrial developments. His expertise includes water supply systems, drainage design, and the integration of advanced technologies to ensure optimal performance and compliance with regulatory standards. Er. Ankit Jain's commitment to quality and precision makes him a trusted advisor and a key contributor to successful project outcomes.
8	Ambrosia Designs	
8.01	Specialization	Expert MEP & HVAC Consultants
8.02	Brief description	Ambrosia Designs is an engineering-based consultancy firm with 15 years of experience specializing in Mechanical, Electrical, and Plumbing (MEP) services. The firm is renowned for its expertise in Green Field and Redevelopment projects across various sectors, including commercial, residential, hospitality, retail, data centers, and institutional buildings. Their comprehensive approach and innovative designs have established them as a trusted partner in the MEP consulting industry.

9	Santosh Salunkhe	
9.01	Specialization	CTS, Tehsildar, and Collector Office Liaison Specialist
9.02	Brief description	Santosh Salunke is an experienced liaison specialist with a deep expertise in navigating the complexities of CTS (Cadastral Survey), Tehsildar, and Collector Office procedures. His role involves managing and securing essential approvals and clearances from these governmental bodies, ensuring smooth and compliant progress for various land and property-related projects. Santosh's extensive knowledge of regulatory frameworks and his ability to effectively coordinate with government offices make him an invaluable asset in facilitating timely and accurate documentation and approvals.



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DETAILS OF
**LEGAL/CA &
RERA
ASSOCIATES**



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LEGAL / CA / RERA ASSOCIATES

1	Adv. Mandar Joshi	
1.01	Specialization	Legal Expert in Government Liaison and Property Law
1.02	Brief description	<p>Adv. Mandar Joshi is a seasoned law graduate from Mumbai University, registered with the Bar Council of Maharashtra & Goa. With extensive experience in government liaison, Adv. Joshi brings a deep understanding of the intricacies involved in navigating various governmental departments, including MCGM, BMC, Building Proposals Department, MHADA, City Planning, and others.</p> <p>He is also adept at scrutinizing title documents, providing clients with critical guidance to mitigate future complications and losses related to property ownership.</p> <p>In addition to his advisory role, Adv. Joshi undertakes litigation related to redevelopment before various legal forums, including Civil Court, Criminal Court, Consumer Court, RERA Authority, Deputy Registrar, and Co-Operative Societies. His comprehensive legal expertise and strategic approach make him an invaluable asset in the redevelopment sector.</p>
2	Adv. Devanshi Joshi	
2.01	Specialization	Legal Expert in Property Law and Redevelopment
2.02	Brief description	<p>Adv. Devanshi Joshi is a law graduate from Mumbai University with a specialization in property law and redevelopment. Her expertise lies in providing comprehensive legal advice, resolving disputes, and meticulously analyzing legal issues to protect her clients' interests. Adv. Joshi is proficient in scrutinizing title documents and offers valuable guidance to clients, helping them mitigate future complications and potential losses related to property ownership.</p> <p>In addition to her advisory role, Adv. Joshi is skilled in drafting legal documents related to self-redevelopment of buildings, society building redevelopment, and other property-related matters. Her attention to detail and thorough understanding of the legal landscape makes her an essential partner for clients navigating the complexities of property and redevelopment law.</p>
3	Adv. Bishwajeet Mukherjee	
3.01	Specialization	Expert in Civil, Property Law, and Dispute Resolution
3.02	Brief description	<p>Adv. Biswajeet Mukherjee is a distinguished law graduate from Mumbai University, registered with the Bar Council of Maharashtra & Goa. With extensive experience in legal practice, Adv. Mukherjee represents clients before the Bombay High Court, City Civil Courts, RERA, NCLT, DRT, and other judicial forums. His expertise spans a wide range of legal areas, including civil, consumer, and property matters.</p> <p>In addition to his courtroom practice, Adv. Mukherjee is actively involved in several arbitration proceedings and Alternative Dispute Resolution (ADR) mechanisms. His deep understanding of the legal landscape, combined with his strategic approach to dispute resolution, makes him a trusted advisor and advocate for his clients.</p>

4	Mr. Sadanand S. Kamat of M/s. S.S. Kamat & Associates	
4.01	Specialization	Corporate Advisor and Tax Expert
4.02	Brief description	CA Sadanand S. Kamat is a seasoned Chartered Accountant with extensive experience in providing corporate advisory services. His rich expertise includes handling a wide range of assignments, from statutory and tax audits to funding and financial management for co-operative societies and charitable institutions. Additionally, CA Kamat is highly proficient in managing tax litigation matters, ensuring compliance and strategic guidance for his clients. His comprehensive approach and deep knowledge make him a trusted advisor in the corporate and financial sectors.
5	CA Parag Shah of M/s Khepri Consultancy Private Limited	
5.01	Specialization	RERA Consultancy Specialist
5.02	Brief description	CA Parag Shah, a key figure at Khepri Consultancy, is a distinguished Chartered Accountant specializing in RERA (Real Estate Regulatory Authority) consultancy. With a deep understanding of the intricacies of the RERA framework, Parag provides comprehensive advisory services to real estate developers, builders, and stakeholders, ensuring compliance and streamlined project execution. His expertise extends to guiding clients through the regulatory landscape, managing project registrations, and ensuring adherence to all statutory requirements. CA Parag Shah's strategic insights and thorough knowledge make him a trusted advisor in the realm of real estate regulation.
6	CA Nehali Doshi	
6.01	Specialization	Expert RERA Consultant
6.02	Brief description	CA Nehali Doshi is a highly skilled RERA consultant known for her precision and expertise in navigating the complexities of the Real Estate Regulatory Authority (RERA). With a strong background in finance and law, Nehali brings a unique blend of analytical acumen and regulatory knowledge to her clients. She excels in guiding real estate developers and professionals through the maze of RERA compliance, ensuring that every project meets stringent regulatory standards. Nehali's proactive approach and attention to detail make her an invaluable partner for those looking to navigate the ever-evolving real estate regulatory environment with confidence and ease.



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RESOLUTION OF AUTHORISED SIGNATORIES



www.ToughconsNirman.com

1st Floor, Bhagwant Nivas, Naik Wadi, Off. Aarey Road,
Goregaon East, Mumbai – 400 063.

Email: info@toughcons.co.in, Tel.: +91 22 2927 0401/02

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE BOARD MEETING OF DIRECTORS OF TOUGHCONS NIRMAN PRIVATE LIMITED HELD ON TUESDAY, 12th October, 2023, ON 1.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY AT UNIT NO. 11,12 & 13, 1ST FLOOR, BHAGWANT NIWAS NAIK WADI, OFF. AAREY ROAD, GOREGAON EAST, MUMBAI 400063.

Authorised Signatory

RESOLVED THAT for the purpose of giving the effect to this resolution, the following Directors of the Company be and are hereby Authorised, on behalf of the Company, to do all acts, deeds, matters and things as deemed necessary, proper or desirable and to sign, execute and register all necessary documents, applications, returns and agreements for and on behalf of the company.”

List of Authorised Directors’/Authorised Signatories,

1. Jayant Gaitonde
2. Dr. Nayan Dedhia
3. Uday Kanadia
4. Nupur Gaitonde

FURTHER RESOLVED THAT for the purpose of giving the effect to this resolution, the following persons/employees of the Company be and are hereby Authorised, on behalf of the Company, to do all acts, deeds, matters and things as deemed necessary, proper or desirable and to sign, all necessary documents, reports, applications, correspondence with clients for and on behalf of the company.”

List of other Authorised Signatories,

1. Jenil Dedhia
2. Madan Sharma
3. Deepa Maru
4. Ashwini Raut

The Board noted the same.

For TOUGHCONS NIRMAN PRIVATE LIMITED



Director Nupur J. Gaitonde
DIN: 06440951

Place: Mumbai



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PROFESSIONAL TEAM DETAILS



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INHOUSE TEAM DETAILS					
Sr.	Name	Specialisation	Academic Qualifications	Years with Firm	Total Experience
MANAGEMENT TEAM					
1	Jayant Gaitonde	Chairman	B.A.	12 Yrs.	27 Yrs.
2	Dr. Nayan Dedhia	Managing Director	B.Com.	12 Yrs.	30 Yrs.
3	Ar. Uday Kanadia	CTO - Architecture	B. Arch	12 Yrs.	19 Yrs.
4	Er. Jayant Inamdar	Structural Consultant	IIT, M-Tech, Structural	7 Yrs.	30 + Yrs.
5	CA Nupur Gaitonde	CEO	CA	9 Yrs.	13 Yrs.
6	Er. Jenil Dedhia	CTO – Construction Management	M. TECH	4 Yrs.	4 Yrs.
7	Madan Mohan Sharma	V.P.	B.Sc.	3 Yrs.	50 Yrs.
REDEVELOPMENT PROJECT MANAGEMENT TEAM					
8	Deepa Maru	Redevelopment Project Manager	B.Com.	5 Yrs.	19 Yrs.
9	Ashwini Raut	Redevelopment Project Manager	B.Com.	4 Yrs.	27 Yrs.
10	Balaji Lingayat	Project Assistant	HSC	3 mth.	20 Yrs.
11	Bianca Brown	Administrative	B.A.	3 Yrs.	4 Yrs.
12	Dhanashree Sawant	Executive Assistant - Projects	B.Sc.	1 Yr.	3 Yrs.
13	Prajakta Gosavi	Executive Assistant – Projects	B.Com.	1 Yr.	4 Yrs.
ENGINEER TEAM					
14	Er. Amit Naik	Senior Project Manager	B.E.	4 Yrs.	17 Yrs.
15	Er. Mayuresh Talekar	Site Engineer	B.E.	1 mth	4 Yrs.
16	Er. Siddesh More	Site Engineer	B.E.	3 mth	2 Yrs
PLANNING & DESIGNING					
17	Ar. Jainam Vora	Designing Architect	B.Arch.	3 Yrs.	7 Yrs.
18	Ar. Varun Pimple	Designing Architect & 3D	B.Arch.	1 Yr.	5 Yrs.
19	Ar. Tanvir Shaikh	Designing Architect & 3D	B.Arch.	3 mth	2 Yrs.
CAD OPERATOR					
20	Nanda Baiker	BMC Drawings	B. Com.	8 Yrs.	8 Yrs.
ACCOUNTS & TAXATION					
21	Pranjal Singh	Jr. Accounts	B. Com	4 mth	2 Yrs.
22	Snehal Sawant	Sr. Accounts	B. Com	1 mth	12 Yrs.
23	Ragini Ray	Accounts & Taxation	B.Com.	1 Yr.	8 Yrs.
INTERIOR DESIGNING					
24	Chandrasekar Pillai	Interior Designer	B. Com and Diploma in Interior Design	12 Yrs.	14 Yrs.
25	Swati Kanadia	Interior Designer	B.Arch.	8 Yrs.	10 Yrs.

INHOUSE LOGISTICS TEAM					
26	Vishal Jakhawadia	Logistics	10th	4 Yrs.	12 Yrs.
27	Rohit Kamble	Logistics	Graduate	4 mth	6 Yrs.
28	Abhishek More	Logistics	BSC IT (Computer Science)	1 mth	3 Yrs.
29	Vinod Tekale	Logistics	10 th	3 mth	4 Yrs.
30	Asha Mhatre	Logistics	F.Y. B. A.	3 mth	15 Yrs.
31	Hasan Shaikh	Logistics	10 th	8 Yrs.	12 Yrs.
32	Laxmi Natesan	Pantry	7 th	4 Yrs.	30 Yrs.

ASSOCIATE DETAILS					
Sr.	Name	Specialisation	Academic Qualifications	Years with Firm	Total Experience
BUSINESS DEVELOPMENT					
1	Janak Bhimani	Project Operation	CA	10 Yrs.	15 Yrs.
2	Sameer Patel	Redevelopment & Co-ordination	Graduate	3 Yrs.	5 Yrs.
3	Suhas Nayak	Redevelopment & Co-ordination	B.Tech (I.T.)	2 Yrs.	15 Yrs.
APPROVAL & LIAISON ASSOCIATES					
4	Ar. Hemant Kankaraiya	MHADA Liaison Architect	M. Arch	11 Yrs.	22 Yrs.
5	Er. Kamlesh Shinde	MCGM Approval & Liaison Specialist	B. Tech - Civil	11 Yrs.	20 Yrs.
6	Er. Kulesh Trivedi	MCGM Approval & Liaison Specialist	B. Tech – Civil	10 Yrs.	15+ Yrs.
7	Ar. Nitin Gunjal	PTC Proposal Expert	B. Arch.	7 Yrs.	18 Yrs.
8	Bhoomi Patel	Specialist in Tree, SWD, Nalla and Other Miscellaneous NOCs from MCGM		3 Yrs.	10 Yrs.
9	Nishant Sawant	Traffic & Parking Consultant	B.E.	5 Yrs.	10 Yrs.
10	Er. Ankit Jain	Expert in Plumbing Consultancy	B.E.		
11	Sarfaraz Shaikh	Expert MEP & HVAC Consultants	B. Tech – Civil	5 Yrs.	15 Yrs.
12	Santosh Salunke	CTS, Tehsildar, and Collector Office Liaison Specialist	B. Com.	8 Yrs.	22 Yrs.
LEGAL, CA & RERA CONSULTANTS ASSOCIATES					
13	Adv. Mandar Joshi	Legal Expert in Government Liaison and Property Law	(B.Com. L.L.B.)	5 Yrs.	6 Yrs.
14	Adv. Devanshi Joshi	Legal Expert in Property Law and Redevelopment	(B.Sc. I.T., L.L.B.)	5 Yrs.	6 Yrs.
15	Adv. Bishwajeet Mukherjee	Expert in Civil, Property Law, and Dispute Resolution	(B.L.S, LLB)	6 Yrs.	7 Yrs.
16	CA Sadanand Kamath	Corporate Advisor and Tax Expert	CA	12 Yrs.	24 Yrs.
17	CA Parag Shah	RERA Consultancy Specialist	CA	6 Yrs.	10 Yrs.
18	CA Nehali Doshi	Expert RERA Consultant	CA	6 Yrs.	16 Yrs.

ENGINEER TEAM					
19	Er. Swapnil Gurkhe	Site Engineer	B.E.	4 Yrs.	4 Yrs.
PLANNING & DESIGNING					
20	Ar. Chaitali Munde	Designing Architect	B.Arch.	7 Yrs.	10 Yrs.
21	Ar. Ritesh Waghela	Designing Architect	B.Arch.	9 Yrs.	16 Yrs.
CAD OPERATOR					
22	Santosh Gurkhe	BMC Drawings	B.A.	7 Yrs.	12 Yrs.
DOCUMENTS LIAISON					
23	Subhash Gurkhe	Property Docs, NOCs	Graduate	4 Yrs.	5 Yrs.
SITE SURVELLIANCE					
24	Ankush Raut	Photography & Site Surveillance	B.A.	3 Yrs.	25 Yrs.
3D VISUALISER					
25	Ravi Kanadia	Visualization	B.A.	8 Yrs.	10 Yrs.
26	Rajesh Gawde	Visualization	B.A.	6 Yrs.	11 Yrs.



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SERVICE PROVIDED BY
**ARCHITECT /
PMC
COMPANY**



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PROFESSIONAL SERVICES TO THE SOCIETIES FOR REDEVELOPMENT	
Sr. no.	Professional Services
1	Project Management Consultants (Architect/PMC)
2	Architectural Service
3	Legal Advisory Services

PROFESSIONAL SERVICES TO THE SOCIETIES FOR SELF-REDEVELOPMENT	
Sr. no.	Professional Services
1	Architectural Service
2	Plan Approval Liaison Services
3	Project Management Consultants
4	RCC & Structural Consultant
5	MEP & HVAC Consultant
6	Legal Advisory Services
7	Plumbing & Service Consultant
8	RERA & GST Registration & Compliance Services
9	Accountancy & Tax Guidance

PROFESSIONAL SERVICES TO THE DEVELOPER FOR REDEVELOPMENT	
Sr. no.	Professional Services
1	Architectural Service
2	Plan Approval Liaison Services
3	Project Management Consultants
4	RCC & Structural Consultant
5	Legal Advisory Services

PROFESSIONAL SERVICES FOR DEEMED CONVEYANCE	
Sr. no.	Professional Services
1	Legal Services
2	Architect Certificate
3	Liaison with Deputy Registrar Office



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COMPLETED & ONGOING PROJECTS



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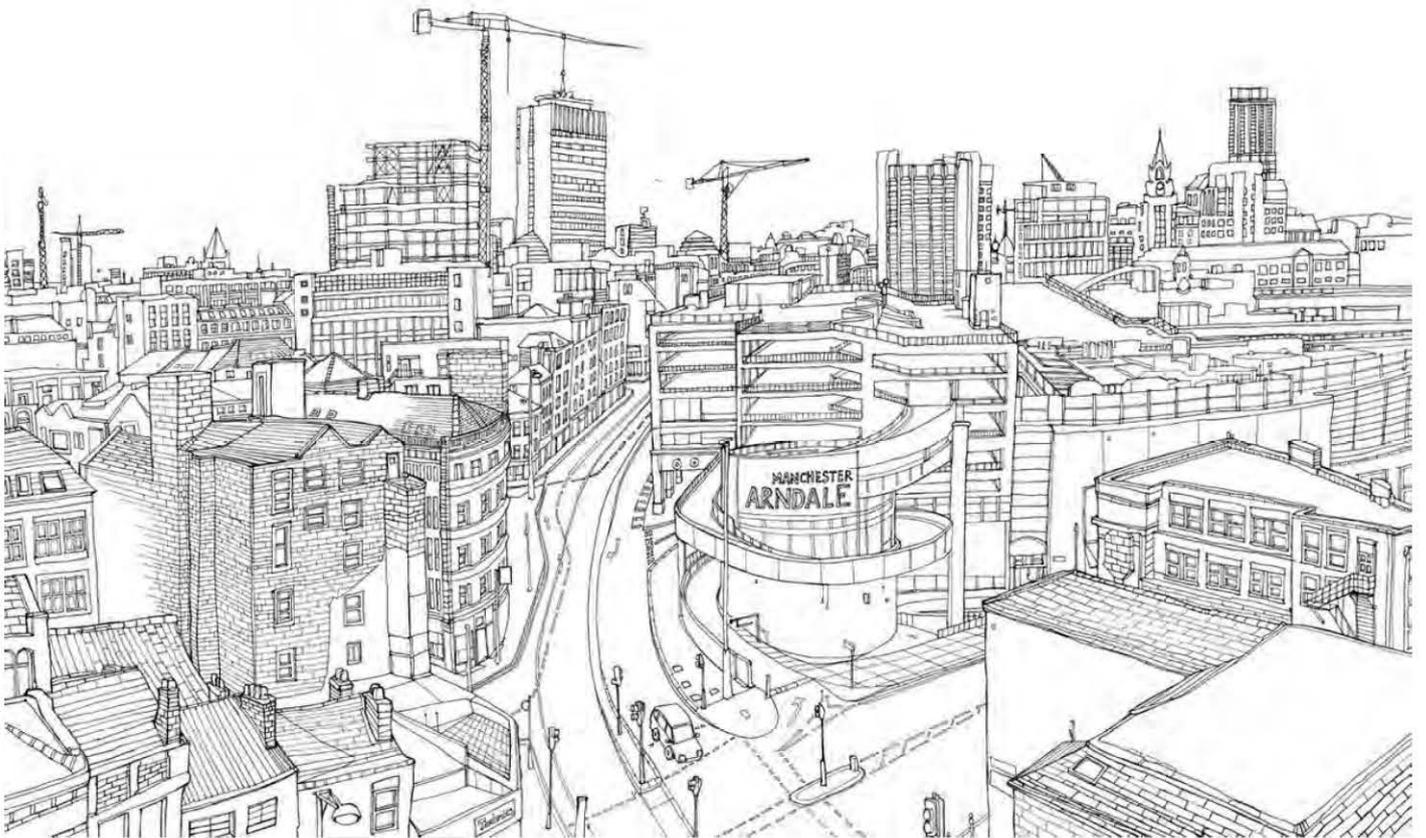
SCOPE OF WORK WISE

As PMC for Societies

As MHADA Architect for Developer

As MCGM Architect for Developer

PROJECT DETAILS: **As PMC**



FEASIBILITY REPORT IN PROCESS

Sr. No	Name of the Project	Address	Plot Area (In Sq.mt.)	Project Cost (In Crs.)	No. of Members
1	Rockdale	Bandra West	528	33	10
2	Sangli Vaibhav	Jogeshwari East	5498	647	115
3	Solanki		960	69	36
4	Sheel Jeet		1278	932	30
5	Pokar Kunj	Dahisar West	2415	160	48

TENDERING IN PROCESS

Sr. No	Name of the Project	Address	Scheme	Plot Area (In Sq.mt.)	Project Cost (In Crs.)	No. of Members
1	Charkop Friends	Kandivali West	33 (5)	1060	72	12
2	Maratha Vaibhav	Gorgegaon East	33(7)(B) + 33(12)(B)	1446	47	32
3	So Lucky Corner	Andheri East	33(11)	708	72	34
4	Adarsh Neighbourhood	Worli	33(5)	826	75	23
5	The Amarkunj	Dadar West	33(7)(B) + 33(20)(B)	1254	88	88
6	Vihang Darshan	Andheri East	33(7)(B)	1844	62	36
7	Kshipra	Kandivali	33(7)(b)	1925	59	46
8	Neelam Nagar Bldg. No. 7	Mulund East	33(11)	1608	122	62
9	Gokul Residency (A-G)	Kandivali	33(9)	18553	1978	450
10	Gokul Residency (H)					
11	Gokul Gagan					
12	Woodland	Andheri West	33(11)	2088	165	42
13	Vaibhav Apartment	Prabhadevi	33(11)	3277	241	72
14	Nav Aasawari	Andheri East	33(11) / 33(7B) + 33(20B)	2317	146	67
15	Mulund Dayalu	Mulund West	33(20B)	2566	230	87
16	Mulund Vaibhav					
17	Laxmi Sadan					
18	Azad Sonali	Vile Parle East	33(7B)	1130	47	28
19	Sri Sunder	Chembur	33(11)	7376	640	81
20	Dindoshi Sai Darshan	Malad East	33(5)	1311	69	22
21	Rushabh Arihant	Andheri West	33(11)	1319		51
22	Utsav Cluster	Mahalaxmi	33(9)	12629	2040	810

DEVELOPER SHORTLISTING IN PROCESS

Sr. No	Name of the Project	Address	Scheme	Plot Area (In Sq.mt.)	Project Cost (In Crs.)	No. of Members
1	Peddar Road Anand Darshan	Peddar Road	33(9)	3624	594	17
2	New Anand Darshan					41
3	Andheri Usha Milan	Andheri	33(7)(B)	843	51	12
4	Swadhinata	Kurla	33(5)	960	70	20
5	Dindoshi Nagar Sanket	Malad	33(5)	834	80	20
6	New Usha Nagar	Bhandup	33(9)	23103	1873	459
7	Sheetal	Jogeshwari East	33(9)	922	43	20

DEVELOPER SHORTLISTED

Sr. No	Name of the Project	Developer/ Contractor	Address	Scheme	Plot Area (In Sq.mt.)	Project Cost (In Crs.)	No. of Members
1	Dindoshi Utkarsh	Rustomjee	Malad East	33(5)	912	87	20
2	Uttarayan	Puri Creators LLP	Andheri East	33(7)(B) + 33(20)	6930	509	168
3	Jeevan Sahar	JPV - Supreme	Andheri East	33(7)(B)	2984	97	56
4	Gorai Jeevandhara	Om Netra Realty	Gorai	33(5)	1463	233	35
5	Jewel Crown	Witty Laxmi Leela Home creators LLP	Andheri	33(7B)	765	54	14
6	Gorai Aakash Ganga	Bhoomi Lifestyle	Borivali West	33(5)	1560	143	20
7	Gorai Ekta						18
8	Konkan Sahakari Vasahat	Mesacon	Andheri West	33(7)(B) + 33(12)	2003	149	44
9	Charkop Rajdeep	Hum	Kandivali West	33(5)	2197	175	48
10	Charkop Sai Suman	Oxford Downtown Realty LLP	Kandivali West	33(5)	1304	86	70
11	Charkop (1) Sunder						
12	Charkop Om Vinayak	Omnetra Realty	Kandivali	33(5)	1960	150	42

DA & PLANNING IN PROGRESS

Sr. No	Name of the Project	Developer/ Contractor	Address	Scheme	Plot Area (In Sq.mt.)	Project Cost (In Crs.)	No. of Members
1	New Bharat Nagar	Oberoi Realty Ltd.	BKC Bandra	33 (5)	10750	1350	279
2	Lal Bahadur	Emperia Group	Ghatkopar	33 (11)	5045	176	160
3	Malad Ma Bhagwati	Mayfair Housing	Malad East	33(7)(B) + 20(B) + 12(B)	3468	209	96
4	The Yojana	Kanakia Spaces	Jogeshwari East	33(9)	9537	588	118
5	Jumbo Darshan D1 & D2	Dotom Realty	Andheri East	33(11)	3289	11	90
6	Khernagar Vrindavan	Vaibhav Laxmi	Bandra East	33(5)	1670	155	60
7	Hill Road C-D	Witty Laxmi Leela	Bandra West	33(11)	2795	178	37
8	Prashanti	Multi Global	Kandivali	33(5)	1106	65	22
9	Khernagar Saraswati Ganesh	Vakratunda Buildcon Pvt. Ltd.	Bandra	33(5)	2608	478	60
10	Khernagar Sankalp Siddh CHSL						
11	Atharnas	Fitout Realtors LLP	Sion East	33(7B)	456	35	8
12	Geet Govind	Self	Chembur	33(5)	1805	196	40
13	Vileparle Prarthana	Self	Vile Parle East	33(7B)	1094	67	24
14	New Shreenath Bhuvan	Self	Kandivali West	33(7B)	734	27	17
15	Charkop Dhanlaxmi	Self	Kandivali West	33(5)	1513.02	49	38
16	Urmila	Pardis Realty	Santacruz West	33(20)	760	103	12

APPROVAL STAGE

Sr. No	Name of the Project	Developer / Contractor	Address	Scheme	Plot Area In Sq.mt.	Project Cost (In Crs.)	No. of Members	Current Status
1	Essbee Geejay	Mahindra Lifespaces	Borivali West	33(9)	15123	1500	665	HPC & UD received, IOD to be Applied
2	Riddhi							
3	Beena Bhavna							
4	Eskay Geejay							
5	Embee Geejay							
6	Basanti							
7	Siddhi Tower							
8	Himangi Maheshwar	Rahul Enterprises	Andheri West	33(7)(B)	836	51	24	IOD under process
9	Victory Blocks	Mayfair Housing	Bandra West	33(7)(B)	1947	110	68	IOD under process
10	Om Bhakti Prasad	Multi Global Projects	Dahisar West	33(7B)	2846	187	42	IOD under process

CONSTRUCTION ONGOING PROJECTS

Sr. No	Name of the Project	Developer / Contractor	Address	Scheme	Plot Area	Project Cost (In Crs.)	No. of Members	Current Status
1	Shrishti	Shree Chamunda Constructions	Khar West	Reg 30	536	45	7	Finishing
2	Charkop Orion	Vitrag Infra LLP	Kandivali	33 (5)	1406	112	32	Finishing
3	Dindoshi Darshan	Kabra Developers	Goregaon	33(5)	1098	115	28	RCC Completed
4	New Tilak Nagar Riddhi Siddhi	Vitrag Infra LLP	Tilak Nagar	33(5)	976	67	40	Excavation
5	Divya Darpan	JVS Infra	Andheri	33(7B)	1240	63	42	Finishing
6	Dattani Nagar Building No. 4	Alliance City Homes	Borivali West	33 (7B)	595	30	27	Finishing
7	Guru Darshan	DGS Group	Andheri West	33(11)	3311	130	100	7 th Slab
8	Varsha	LMPR Developers	Dahisar East	33(7)(B)	631	28	21	8 th Slab
9	Amarhind	Pranav Construction Pvt. Ltd.	Vile Parle East	33(7)(B)	1525	100	31	Demolition
10	Adarsh Nagar Shramik	Sahyog Homes Ltd. in JV with DLF	Andheri West	33(5)	4426	700	103	Vacating

COMPLETED PROJECTS

Sr. No	Name of the Project	Developer/ Contractor	Address	Scheme	Plot Area	Project Cost (In Crs.)	No. of Members
1	New Sonali	Dhoot Developer	Malad (West)	33 (7)(B)	1230	21	35
2	Malad Sati Smruti	DGS Group	Malad (East)	32 of DCR 1991	2006	48	46
3	Airwing	DGS Group	Santacruz (East)	32 of DCR 1991	1570	66	30
4	Anton	S.S. Developer	Kandivali (West)	32 of DCR 1991	678	16	17
5	Priti Sangam	Multi Global Projects	Borivali West	33 (7)(B)	2061	40	76
6	Vishal Dharmaraj	D.G. Land Developers	Malad West	33(7B)	1494	43	38
7	Om Rameshwar	Multi Global Projects	Borivali	33(7)(B)	928	35	26
8	Vireshwar Mahal	Shrinathji Buildcon	Vile Parle	33(11)	978	62	24

LIST OF PROJECTS MORE THAN 4000 SQ. M

Sr. No	Name of the Project	Developer / Contractor	Address	Plot Area (In Sq.mt.)	Project Cost (In Crs.)	No. of Members	Current Status
1	Gokul Residency (A-G)	Not yet Appointed	Kandivali	18553	1978	234	Tendering
2	Gokul Residency (H)					52	
3	Gokul Gagan CHSL					164	
4	Uttarayan CHSL	Puri Creators LLP	Andheri East	6930	509	168	Developer Shortlisted
5	New Usha Nagar CHSL	RBS	Bhandup	23103	1873	459	Developer Shortlisted
6	New Bharat Nagar	Oberoi Realty Ltd.	BKC	10750	1350	279	Conveyance
7	Lal Bahadur CHSL	Emperia Group	Ghatkoper	5045	176	160	DA / Planning
8	Borivali Hari Om CHSL	Mayfair Housing	Borivali West	8233	723	216	DA / Planning
9	The Yojana CHSL	Kanakia Spaces	Jogeshwari East	6519	588	118	DA / Planning
10	Jumbo Darshan D1 & D2 CHSL	Dotom Realty	Andheri East	4010	11	90	DA / Planning
11	Essbee Geejay CHSL	Sitara Builders Pvt. Ltd. in JV with Mahindra Lifespaces	Borivali West	2756	1360	665	HPC & UD received, IOD to be Applied
12	Riddhi CHSL			1173			
13	Beena Bhavna CHSL			735			
14	Eskay Geejay CHSL			3758			
15	Embee Geejay CHSL			3843			
16	Basanti CHSL			1230			
17	Siddhi Tower CHSL			1628			
18	Adarsh Nagar Shramik CHSL	Sahyog Homes Ltd. in JV with DLF	Andheri West	4426	700	103	Vacating

LIST OF PROJECTS MORE THAN 3000 SQ. M

Sr. No	Name of the Project	Developer / Contractor	Address	Plot Area (In Sq.M)	Project Cost (In Crs.)	No. of Members	Current Status
1	Gokul Residency (A-G)	Not yet Appointed	Kandivali	18553	1978	234	Tendering
2	Gokul Residency (H)						
3	Gokul Gagan CHSL						
4	Uttarayan CHSL	Puri Creators LLP	Andheri East	6930	509	168	Developer Shortlisted
5	Peddder Road Anand Darshan CHSL	Not yet Appointed	Pedder Road	3624	594	17	Developer Shortlisting
6	New Anand Darshan CHSL	Not yet Appointed				41	Developer Shortlisting
7	New Usha Nagar CHSL	RBS	Bhandup	23103	1873	459	Developer Shortlisted
8	New Bharat Nagar	Oberoi Realty Ltd.	BKC	10750	1350	279	Conveyance
9	Lal Bahadur CHSL	Emperia Group	Ghatkopar	5045	176	160	DA / Planning
10	Malad Ma Bhagwati CHSL	Mayfair Housing	Malad East	3468	209	96	DA / Planning
11	Borivali Hari Om CHSL	Mayfair Housing	Borivali West	8233	723	216	DA / Planning
12	The Yojana CHSL	Kanakia Spaces	Jogeshwari East	6519	588	118	DA / Planning
13	Jumbo Darshan D1 & D2 CHSL	Dotom Realty	Andheri East	4010	11	90	DA / Planning
14	Essbee Geejay CHSL	Mahindra Lifespaces	Borivali West	2756	1360	665	HPC & UD received, IOD to be Applied
15	Riddhi CHSL			1173			
16	Beena Bhavna CHSL			735			
17	Eskay Geejay CHSL			3758			
18	Embee Geejay CHSL			3843			
19	Basanti CHSL			1230			
20	Siddhi Tower CHSL			1628			
21	Adarsh Nagar Shramik CHSL			Sahyog Homes Ltd. in JV with DLF			
22	Guru Darshan CHSL	DGS Group	Andheri West	3311	130	100	2st Slab

COLLECTOR LAND

Sr. No	Name of the Project	Developer/Contractor	Address	Scheme	Plot Area In Sq.mt.	Project Cost in Crs.	No. of Members
1	<i>Kamal Apartments</i>	<i>Daivik HA Lifescapes</i>	<i>Andheri West</i>	<i>33(11)</i>	<i>1038</i>	<i>163</i>	<i>24</i>
2	<i>Himangi Maheshwar CHSL</i>	<i>Rahul Enterprises</i>	<i>Andheri West</i>	<i>33(7)(B)</i>	<i>836</i>	<i>51</i>	<i>24</i>
3	<i>Kopkan Vasahat</i>	<i>Mesacon</i>	<i>Andheri West</i>	<i>33(7)(B) +33(12)</i>	<i>2002.7</i>	<i>149</i>	<i>44</i>
4	<i>Vihang Darshan</i>	<i>Not yet Appointed</i>	<i>Andheri East</i>	<i>33(7)(B)</i>	<i>1844</i>	<i>62</i>	<i>36</i>



10

CERTIFICATES & CREDENTIALS



www.ToughconsNirman.com

1st Floor, Bhagwant Nivas, Naik Wadi, Off. Aarey Road,
Goregaon East, Mumbai – 400 063.

Email: info@toughcons.co.in, Tel.: +91 22 2927 0401/02



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70100MH2012PTC238763

2012 - 2013

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

TOUGHCONS NIRMAN PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक तेरह दिसम्बर दो हजार बारह को मुंबई में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U70100MH2012PTC238763

2012 - 2013

I hereby certify that TOUGHCONS NIRMAN PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Mumbai this Thirteenth day of December Two Thousand Twelve.

Validly signed
by the Registrar
of Companies

Registrar of Companies, Maharashtra, Mumbai

कम्पनी रजिस्ट्रार, महाराष्ट्र, मुंबई

*Note: The corresponding form has been approved by ANURADHA BHASKAR ATHAVALE, Deputy Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006. The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

TOUGHCONS NIRMAN PRIVATE LIMITED

2/A2, BLUE ARCH CHS LTD., CONVENT AVENUE., 4 BUNGALOWS, ANDHERI (WEST),

MUMBAI - 400053.

Maharashtra, INDIA



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that UDAY KANADIA DESIGNS PRIVATE LIMITED is incorporated on this Eleventh day of October Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70109MH2019PTC331561.

The Permanent Account Number (PAN) of the company is AACCU5009L.

The Tax Deduction and Collection Account Number (TAN) of the company is MUMU08779B.

Given under my hand at Manesar this Eleventh day of October Two thousand nineteen.



Digital Signature Certificate
Mr MANGAL RAM MEENA
Deputy 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 company 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 company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

UDAY KANADIA DESIGNS PRIVATE LIMITED
409, Highway Commercial Centre, I B, Patel Road, Laghu Udyog, Goregon
East, MUMBAI, Mumbai City, Maharashtra, India, 400063



* as issued by the Income Tax Department



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

Registration Certificate

Registration Number : 27AAECT4802A1ZT

1.	Legal Name	TOUGHCONS NIRMAN PRIVATE LIMITED			
2.	Trade Name, if any				
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	Flat A-2, Building No. 2, BLUE ARCH CHS LTD., CONVENT AVENUE, FOUR BUNGLOW, ANDHERI WESR, Mumabi, Mumbai Suburban, Maharashtra, 400053			
5.	Date of Liability				
6.	Period of Validity	From	19/11/2018	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Centre			
Signature		Validity unknown Digitally signed by 09 GOODS AND SERVICES TAX NETWORK 1 Date: 2018.11.19 14:45:28 IST			
Name		Akhilwsh Akshaidhan Tiwari			
Designation		Superintendent			
Jurisdictional Office		MUMBAI NODAL DIVISION-7			
9. Date of issue of Certificate		19/11/2018			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 19/11/2018 by the jurisdictional authority.



(Amended)

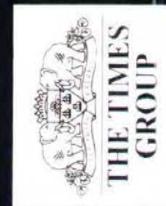
Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :27AACCU5009L1Z6

1.	Legal Name	UDAY KANADIA DESIGNS PRIVATE LIMITED			
2.	Trade Name, if any	UDAY KANADIA DESIGNS PRIVATE LIMITED			
3.	Additional trade names, if any				
4.	Constitution of Business	Private Limited Company			
5.	Address of Principal Place of Business	BS Hydropneumatic Pvt Ltd, 409, Highway Commerce Centre, Laghu Udyog Kendra, IB Patel Marg, Goregaon East, Mumbai, Mumbai Suburban, Maharashtra, 400063			
6.	Date of Liability				
7.	Date of Validity	From	07/08/2022	To	Not Applicable
8.	Type of Registration	Regular	 Validity unknown		
9.	Particulars of Approving Authority	Digitally signed by GOREGAON EAST, Services Tax Act, 2017 TAX NETWORK Date: 2022.09.09 11:30:02 IST			
Signature					
Name	Raj Kumar				
Designation	Superintendent				
Jurisdictional Office	GOREGAON-EAST_701				
Date of issue of Certificate	09/09/2022				
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 09/09/2022 by the jurisdictional authority.



Certificate

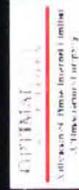
OF RECOGNITION

This is to Certify that

Toughcons Nirman Pvt Ltd
is the **Times Real Estate Icon**
in the category

Iconic Project Management Consultant

Note: The recipients of the Times Real Estate Awards MMR 2022-23 have been felicitated based on Times Real Estate Conclave & Awards Survey 2022-23, research conducted exclusively by an independent research agency, I3RC Insights Pvt. Ltd. Certificate issued for personal use only and not to be used for any other purpose including publication.





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FINANCIAL DETAILS



www.ToughconsNirman.com

1st Floor, Bhagwant Nivas, Naik Wadi, Off. Aarey Road,
Goregaon East, Mumbai – 400 063.

Email: info@toughcons.co.in, Tel.: +91 22 2927 0401/02

Financial Year

2022-23

(As on 31st March 2023)

&

Assessment Year

2023-24

Acknowledgement Number:359299871300923

2

Date of filing : 30-Sep-2023

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

Assessment
Year
2023-24

PAN	AAECT4802A		
Name	TOUGHCONS NIRMAN PRIVATE LIMITED		
Address	2/A2, Blue Arch Chs Ltd ., Convent Avenue,4 Banglow, Andheri West , 400053 , 19-Maharashtra, 91-INDIA, 400053		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	359299871300923

Taxable Income and Tax Details		
Current Year business loss, if any	1	0
Total Income	2	25,97,630
Book Profit under MAT, where applicable	3	25,22,500
Adjusted Total Income under AMT, where applicable	4	0
Net tax payable	5	4,31,244
Interest and Fee Payable	6	0
Total tax, interest and Fee payable	7	4,31,244
Taxes Paid	8	21,11,907
(+) Tax Payable /(-) Refundable (7-8)	9	(-) 16,80,660
Accreted Income and Tax Detail		
Accreted Income as per section 115TD	10	0
Additional Tax payable u/s 115TD	11	0
Interest payable u/s 115TE	12	0
Additional Tax and interest payable	13	0
Tax and interest paid	14	0
(+) Tax Payable /(-) Refundable (13-14)	15	0

This return has been digitally signed by NAYAN RAVILAL DEDHIA in the capacity of Director having PAN AAHPD6901C from IP address 14.96.125.103 on 30-Sep-2023 13:43:19 at 400053 (Place) DSC SLNo & Issuer 4242175 & 50740484CN=Capricorn CA 2014,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated

Barcode/QR Code



AAECT4802A06359299871300923489b3e83a3c80c04987da7715845c6442aa3e278

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Nayan Ravilal Dedhia

29

M/s. TOUGHCONS NIRMAN PRIVATE LIMITED
 Reg. No.- U 70 100 MH 2012 PTC 238763 Of Dt. 13/12/2012
 Reg. Add. :- 2/A2, BLUE ARCH CHS LTD, CONVENT AVENUE, 4 BUNGLOW, ANDHERI (W), MUMBAI -400053

PROFIT AND LOSS STATEMENT FOR THE PERIOD 1st APRIL, 2022 To 31st MARCH, 2023
 (All amounts in Rs. Thousands, unless otherwise stated)

	Particulars	Note No	Figures for the current reporting period 31st MARCH, 2023		Figures for the previous reporting period 31st MARCH, 2022	
A	CONTINUING OPERATION					
I	Revenue from operations	15	22,503.78		17,218.82	
II	Other income	16	61.00		9.42	
III	Total Income (I +II)			22,564.78		17,228.25
IV	Expenses:					
	Purchase of Raw Material		-		-	
	Changes in inventories of finished goods		-		-	
	Work-in-progress and Stock-in-trade		-		-	
	Employee benefits expense	17		3,327.81		1,945.98
	Finance costs	18		1.64		(0.88)
	Depreciation and amortization expense	19		112.58		45.67
	Other Expenses	20		16,600.24		13,218.78
	Total expenses			20,042.28		15,209.55
V	Profit/(Loss) before exceptional and extraordinary items and tax (III - IV)			2,522.50		2,018.70
VI	Exceptional items					
VII	Profit/(Loss) before extraordinary items and tax (V - VI)			2,522.50		2,018.70
VIII	Extraordinary Items					
IX	Profit/(Loss) before tax (VII - VIII)			2,522.50		2,018.70
X	Tax expense:					
	(1) Current tax		393.51		315.00	
	(2) Deferred tax (Credit)/Expenses		8.38		6.25	
XI	Profit/(Loss) for the period from continuing operations (IX - X)			401.89		321.25
				2,120.61		1,697.45
B	DISCONTINUING OPERATION					
XII	Profit/(Loss) from discontinuing operations					
XIII	Tax expense of discontinuing operations					
XIV	Profit/(Loss) from Discontinuing operations (after tax) (XII - XIII)					
XV	Profit/(Loss) for the period (XI + XIV)			2,120.61		1,697.45
XVI	Earnings per equity share:					
	(1) Basic & Diluted			0.21		0.17

The accompanying notes are integral part of the financial statements
 This is the Profit & Loss Account referred to in my report of even date

01

UDIN:- 23111467BGXHRR7385
 For S S Kamat & Associates
 Chartered Accountants
 F R No. 127282W

S S Kamat
 Proprietor
 M. No. 111467
 Mumbai : 08th September, 2022



For and on behalf of the BOARD OF DIRECTORS

Jayant Gaitonde
 Director
 (DIN : 02823995)
 Mumbai : 08th September, 2022

Nayan Dedhia
 Director
 (DIN : 00243748)

31

M/s. TOUGHCONS NIRMAN PRIVATE LIMITED						
Reg. No.- U 70 100 MH 2012 PTC 238763 Of Dt. 13/12/2012						
Reg. Add. :- 2/A2, BLUE ARCH CHS LTD, CONVENT AVENUE, 4 BUNGLOW, ANDHERI (W), MUMBAI -400053						
Balance Sheet as at 31st March, 2023						
(All amounts in Rs. Thousands, unless otherwise stated)						
	Particulars	Note No	Figures as at the end of Current reporting period 31st MARCH, 2023		Figures as at the end of Previous reporting period 31 st MARCH, 2022	
I.	<u>EQUITY AND LIABILITIES</u>					
(1)	<u>Shareholder's Funds</u>					
(a)	Share Capital	02	100.00		100.00	
(b)	Reserves and Surplus	03	1,696.09		(424.60)	
(c)	Money received against share warrants		-		-	
				1,796.09		(324.60)
(2)	<u>Share application money pending allotment</u>					
(3)	<u>Non-Current Liabilities</u>					
(a)	Long-term borrowings	04	1,585.95		1,596.10	
(b)	Deferred tax liabilities (Net)	05	13.40		5.01	
(c)	Other Long term liabilities	06	-		-	
(d)	Long term provisions	07	-		-	
				1,599.34		1,601.11
(4)	<u>Current Liabilities</u>					
(a)	Short-term borrowings	04	-		-	
(b)	Trade payables	08	-		-	
	(A) total outstanding dues of micro enterprises and small enterprises; and		-		-	
	(B) total outstanding dues of creditors other than micro enterprises and small enterprises		1,134.85		431.42	
(c)	Other current liabilities	06	578.76		875.60	
(d)	Short-term provisions	07	988.00		590.87	
				2,701.61		1,897.90
	TOTAL			6,097.04		3,174.41
II.	<u>ASSETS</u>					
(1)	<u>Non-current assets</u>					
(a)	Property, Plant and Equipment and Intangible assets	09				
	(i) Property, Plant and Equipment		675.67		468.95	
	(ii) Intangible assets		-		-	
	(iii) Capital work-in-progress		-		-	
	(iv) Intangible assets under development		-		-	
			675.67		468.95	
(b)	Non Current Investments	10	-		-	
(c)	Long Term Loans and Advances	11	241.15		141.15	
(f)	Other Non-Current Assets	12	100.00		100.00	
				1,016.82		710.10
(2)	<u>Current Assets</u>					
(a)	Current investments	10	-		-	
(b)	Inventories		-		-	
(c)	Trade Receivables	13	193.36		72.52	
(d)	Cash and Cash Equivalents	14	2,255.23		765.71	
(e)	Short-Term Loans and Advances	11	490.00		-	
(f)	Other Current Assets	12	2,141.63		1,626.07	
				5,080.22		2,464.31
	TOTAL			6,097.04		3,174.41

The accompanying notes are integral part of the financial statements
This is the Balance Sheet referred to in my report of even date

01

UDIN :- 23111467BGXHRR7385
For S S Kamat & Associates
Chartered Accountants
F R No. 127282W

S S Kamat
S S Kamat
Proprietor
M. No. 111467
Mumbai : 08th September, 2022



For and on behalf of the BOARD OF DIRECTORS

Jayan Gaitonde
Jayan Gaitonde
Director
(DIN : 02823995)
Mumbai : 08th September, 2022

Nayan Dedhia
Nayan Dedhia
Director
(DIN : 00243748)



Financial Year

2023-24

(As on 31st March 2024)

&

Assessment Year

2024-25

Acknowledgement Number:546059781300924

Date of filing : 30-Sep-2024

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT		Assessment Year 2024-25	
[Where the data of the Return of Income in Form ITR-1(SAHJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			
PAN	AAECT4802A		
Name	TOUGHCONS NIRMAN PRIVATE LIMITED		
Address	2/A2, Blue Arch Chs Ltd ,, Convent Avenue,4 Banglow, Andheri West, Mumbai , MUMBAI , 19-Maharashtra, 91-INDIA, 400053		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	546059781300924
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	20,62,300
	Book Profit under MAT, where applicable	3	18,13,046
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	5,36,198
	Interest and Fee Payable	6	0
	Total tax, Interest and Fee payable	7	5,36,198
	Taxes Paid	8	17,65,728
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 12,29,530
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0
This return has been digitally signed by <u>NAYAN RAVILAL DEDHIA</u> in the capacity of <u>Director</u> having PAN <u>AAHPD6901C</u> from IP address <u>110.226.178.11</u> on <u>30-Sep-2024 01:47:14</u> at <u>MUMBAI</u> (Place) DSC Si.No & Issuer <u>4242175</u> & <u>420218853826CN=Capricorn Sub CA for Individual DSC 2022,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN</u>			
System Generated			
Barcode/OR Code	AAECT4802A06546059781300924fa5cefa2ad069dbbef37a8d9c92d971331fa70f3		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			

BALANCE SHEET AS AT MARCH 31, 2024

Sr. No.	Particulars	Note No	Figures for the current reporting period 31st March, 2024	Figures for the previous reporting period 31st March, 2023
I EQUITY AND LIABILITIES				
1	Shareholder's Funds			
a	Share Capital	03	1,00,000.00	1,00,000.00
b	Reserves and Surplus	04	29,31,653.74	16,96,086.46
c	Money received against share warrants			
			30,31,653.74	17,96,086.46
2	Share application money pending allotment			
3	Non-Current Liabilities			
a	Long-term borrowings	05	17,69,388.89	15,85,945.88
b	Deferred tax liabilities (Net)	06	17,165.00	13,397.00
c	Other Long term liabilities	07		
d	Long term provisions	08		
			17,86,553.89	15,99,342.89
4	Current Liabilities			
a	Short-term borrowings	05		
b	Trade payables			
	Outstanding dues of micro and small enterprises			
	Outstanding dues to creditors other than micro and small enterprises	09	27,000.00	
c	Other current liabilities	07	20,42,054.77	11,34,851.16
d	Short-term provisions	08	5,63,099.69	5,78,764.22
			12,35,197.00	9,87,998.00
			38,73,351.46	27,01,613.38
	TOTAL		86,91,559.09	60,97,042.73
II ASSETS				
1	Non-current assets			
a	Property, Plant and Equipment and Intangible assets	10	7,82,914.39	8,75,668.59
b	Non Current Investments			
c	Deferred Tax Assets (Net)	06		
d	Long Term Loans and Advances	11	2,94,808.00	2,41,150.00
e	Other Non-Current Assets	12	1,00,000.00	1,00,000.00
			11,77,722.39	10,16,818.59
2	Current Assets			
a	Current investments			
b	Inventories			
c	Trade Receivables			
d	Cash and Cash Equivalents	13	30,11,638.79	1,93,364.79
e	Short-Term Loans and Advances	14	26,61,114.95	22,55,231.35
f	Other Current Assets	11	26,000.00	4,90,000.00
		12	18,15,082.96	21,41,628.00
			75,13,836.70	50,80,224.14
	TOTAL		86,91,559.09	60,97,042.73

Summary of significant accounting policies
 The accompanying notes are integral part of the financial statements
 This is the Balance Sheet referred to in my report of even date

UDIN - 2411467BKCO
 For S S Karnat & Associates
 Chartered Accountants
 F R No. 127282W



S S Karnat
 Proprietor
 M. No. 111467
 Mumbai : 29th September, 2024

For and on behalf of the BOARD OF DIRECTORS

(Signature)
 Jayant Gaitonde
 Director
 DIN : 02823995
 Mumbai : 29th September, 2024

Nayan Dedhia
 Director
 DIN : 00243748
 Mumbai : 29th September, 2024



M/S. TOUGHCONS NIRMAN PRAVATE LIMITED

Reg. No. U70100MH2012PTC238763 Of DL 13/12/2012
Reg. Add. :- 2/A2, BLUE ARCH CHS LTD, CONVENT AVENUE, 4 BUNGLOW, ANDHERI (W), MUMBAI - 400053

PROFIT AND LOSS STATEMENT FOR THE PERIOD 1st APRIL, 2023 To 31st March, 2024

Sr. No.	Particulars	Note No	Figures for the current reporting period 31st March, 2024	Figures for the previous reporting period 31st March, 2023
A	CONTINUING OPERATION			
I	Revenue from operations	15		
II	Other income	16	2,19,73,376.20	2,25,03,781.75
III	Total Income (I + II)		67,677.70	60,997.53
IV	Expenses:		2,20,41,053.90	2,25,64,779.28
	Direct Expense	17		
	Employee benefits expense	18		
	Finance costs	19	46,21,490.99	33,27,814.00
	Depreciation and amortization expense	20	1,223.02	1,642.60
	Other Expenses	21	1,65,544.00	1,12,585.00
	Total Expenses		1,54,39,749.61	1,66,00,237.85
V	Profit/(Loss) before exceptional and extraordinary items and tax (III - IV)		2,02,28,007.62	2,00,42,279.45
VI	Exceptional items			
VII	Profit/(Loss) before extraordinary items and tax (V - VI)		18,13,046.28	25,22,499.83
VIII	Extraordinary items			
IX	Profit/(Loss) before tax (VII - VIII)		18,13,046.28	25,22,499.83
X	Tax Expense:			
	(1) Current tax		5,28,398.00	3,93,510.00
	(2) Deferred tax (Credit)/Expenses		3,768.00	8,383.00
			5,32,166.00	4,01,893.00
XI	Profit/(Loss) for the period from continuing operations (IX - X)		12,80,880.28	21,20,606.83
II	DISCONTINUING OPERATION			
XII	Profit/(Loss) from discontinuing operations			
XIII	Tax expense of discontinuing operations			
XIV	Profit/(Loss) from Discontinuing operations (after tax) (XII - XIII)			
XV	Profit/(Loss) for the period (XI + XIV)		12,80,880.28	21,20,606.83
XVI	Earnings per equity share:			
	(1) Basic & Diluted		128.09	212.05

Summary of significant accounting policies

The accompanying notes are integral part of the financial statements

This is the Balance Sheet referred to in my report of given date

UDIN :- 24111467BKCOR

For S S Kamat & Associates

Chartered Accountants

F R No. 127282W

01 & 02

For and on behalf of the BOARD OF DIRECTORS

S S Kamat

Proprietor

M. No. 111467

Mumbai : 28th September, 2024



Jayant Gaitonde

Director

DIN : 02823995

Mumbai : 28th September, 2024

Nayan Dedhia

Director

DIN : 00243748



Financial Year

2024-25

(As on 31st March 2025)

&

Assessment Year

2025-26

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT		Assessment Year 2025-26		
(Where the data of the Return of Income in Form ITR-1(SAHJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified) (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	AAECT4802A			
Name	TOUGHCONS NIRMAN PRIVATE LIMITED			
Address	2/A2, Blue Arch Chs Ltd , Convent Avenue,4 Banglow, Andheri West, Mumbai , MUMBAI , 19-Maharashtra, 91-INDIA, 400053			
Status	7-Private company	Form Number	ITR-6	
Filed w/s	139(1)On or before due date	e-Filing Acknowledgement Number	418579901041125	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	1A	21,98,700	
	Book Profit under MAT, where applicable	2	21,72,478	
	Adjusted Total Income under AMT, where applicable	3	0	
	Net tax payable	4	5,71,662	
	Interest and Fee Payable	5	0	
	Total tax, interest and fee payable	6	5,71,662	
	Taxes Paid	7	14,94,290	
	(+) Tax Payable /(-) Refundable (6-7)	8	(-) 9,22,630	
Accreted Income and Tax Detail	Accreted Income as per section 1157D	9	0	
	Additional Tax payable u/s 1157D	10	0	
	Interest payable u/s 1157E	11	0	
	Additional Tax and interest payable	12	0	
	Tax and interest paid	13	0	
		(+) Tax Payable /(-) Refundable (12-13)	14	0
	This return has been digitally signed by <u>NAYAN RAVILAL DEDHIA</u> in the capacity of <u>Director</u> having PAN <u>AAHPD6901C</u> from IP address <u>14.96.91.94</u> on <u>04-Nov-2025 23:23:25</u> at <u>MUMBAI</u> (Place) DSC S/No & Issuer <u>4242175</u> & <u>420218853826CN=Capricorn Sub CA for Individual DSC 2022,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN</u>			
System Generated	 AAECT4802A064185799010411255d76d6484c8dea374d7a8bf9befb8b0ec3561471			
Barcode/QR Code				
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU				

M/S. TOUGHCONS NIRMAN PRAVATE LIMITED
 Reg. No. U70100MH2012PTC238763 Of Dt. 13/12/2012
 Reg. Add. :- 2/A2, BLUE ARCH CHS LTD, CONVENT AVENUE , 4 BUNGLOW, ANDHERI (W), MUMBAI - 400053

BALANCE SHEET AS AT MARCH 31, 2025

Sr. No.	Particulars	Note No	Figures for the current reporting period 31st March, 2025	Figures for the previous reporting period 31st March, 2024
I	EQUITY AND LIABILITIES			
1	Shareholder's Funds			
a	Share Capital	03	1,00,000.00	1,00,000.00
b	Reserves and Surplus	04	45,19,554.49	29,31,653.74
c	Money received against share warrants		-	-
			46,19,554.49	30,31,653.74
2	Share application money pending allotment		-	-
3	Non-Current Liabilities			
a	Long-term borrowings	05	16,69,388.89	17,69,388.89
b	Deferred tax liabilities (Net)	06	20,842.02	17,165.00
c	Other Long term liabilities	07	-	-
d	Long term provisions	08	-	-
			16,90,230.91	17,86,553.89
4	Current Liabilities			
a	Short-term borrowings	05	-	-
b	Trade payables		-	-
	Outstanding dues of micro and small enterprises		-	27,000.00
	Outstanding dues to creditors other than micro and small enterprises	09	51,04,241.62	20,42,054.77
c	Other current liabilities	07	32,50,021.30	9,53,398.69
d	Short-term provisions	08	9,03,400.00	8,50,898.00
			92,57,662.92	38,73,351.46
	TOTAL		1,55,67,448.32	86,91,559.09
II	ASSETS			
1	Non-current assets			
a	Property, Plant and Equipment and Intangible assets	10	12,86,032.19	7,82,914.39
b	Non Current Investments	11	-	-
c	Deferred Tax Assets (Net)	06	-	-
d	Long Term Loans and Advances	12	3,82,708.00	2,94,808.00
e	Other Non-Current Assets	13	1,00,000.00	1,00,000.00
			17,68,740.19	11,77,722.39
2	Current Assets			
a	Current investments	11	75,50,000.00	-
b	Inventories		-	-
c	Trade Receivables	14	36,87,265.59	30,11,638.79
d	Cash and Cash Equivalents	15	9,28,131.58	26,61,114.95
e	Short-Term Loans and Advances	12	48,000.00	26,000.00
f	Other Current Assets	13	15,85,310.96	18,15,082.96
			1,37,98,708.13	75,13,836.70
	TOTAL		1,55,67,448.32	86,91,559.09

Summary of significant accounting policies

01 & 02

The accompanying notes are integral part of the financial statements

This is the Balance Sheet referred to in my report of even date

UDIN :- **2511467BMIGGV8397**

For S S Kamat & Associates

Chartered Accountants

F R No. 127282W

S S Kamat
Proprietor
M. No. 111467

Mumbai : 29th September, 2025



For and on behalf of the BOARD OF DIRECTORS

Jayant Gaitonde
Director
DIN : 02823995
Mumbai : 29th September, 2025

Nayan Dedhia
Director
DIN : 00243748

M/S. TOUGHCONS NIRMAN PRAVATE LIMITED
Reg. No. U70100MH2012PTC238763 Of Dt. 13/12/2012
Reg. Add. :- 2/A2, BLUE ARCH CHS LTD, CONVENT AVENUE , 4 BUNGLOW, ANDHERI (W), MUMBAI - 400053

PROFIT AND LOSS STATEMENT FOR THE PERIOD 1st APRIL, 2024 To 31st March, 2025

Sr. No.	Particulars	Note No	Figures for the current reporting period 31st March, 2025	Figures for the previous reporting period 31st March, 2024
A	CONTINUING OPERATION			
I	Revenue from operations	16	2,36,20,970.35	2,19,73,376.20
II	Other income	17	48,770.28	67,677.70
III	Total Income (I +II)		2,36,69,740.63	2,20,41,053.90
IV	Expenses:			
	Direct Expense		-	-
	Employee benefits expense	18	49,96,053.51	46,21,490.99
	Finance costs	19	1,595.50	1,223.02
	Depreciation and amortization expense	20	2,81,529.77	1,65,544.00
	Other Expenses	21	1,62,18,084.08	1,54,39,749.61
	Total Expenses		2,14,97,262.86	2,02,28,007.62
V	Profit/(Loss) before exceptional and extraordinary items and tax (III - IV)		21,72,477.77	18,13,046.28
VI	Exceptional items		-	-
VII	Profit/(Loss) before extraordinary items and tax (V - VI)		21,72,477.77	18,13,046.28
VIII	Extraordinary Items		-	-
IX	Profit/(Loss) before tax (VII - VIII)		21,72,477.77	18,13,046.28
X	Tax Expense:			
	(1) Current tax		5,80,900.00	5,28,398.00
	(2) Deferred tax (Credit)/Expenses		3,677.02	3,768.00
			5,84,577.02	5,32,166.00
XI	Profit/(Loss) for the period from continuing operations (IX - X)		15,87,900.75	12,80,880.28
B	DISCONTINUING OPERATION			
XII	Profit/(Loss) from discontinuing operations		-	-
XIII	Tax expense of discontinuing operations		-	-
XIV	Profit/(Loss) from Discontinuing operations (after tax) (XII - XIII)		-	-
XV	Profit/(Loss) for the period (XI + XIV)		15,87,900.75	12,80,880.28
XVI	Earnings per equity share:			
	(I) Basic & Diluted		158.79	128.09

Summary of significant accounting policies

01 & 02

The accompanying notes are integral part of the financial statements

This is the Balance Sheet referred to in my report of even date

UDIN :- **25111467BMIGGV8397**

For S S Kamat & Associates

Chartered Accountants

F R No. 127282W

S S Kamat
Proprietor
M. No. 111467

Mumbai : 29th September, 2025



For and on behalf of the BOARD OF DIRECTORS

Jayant Gaitonde
Director
DIN : 02823995

Nayan Dedhia
Director
DIN : 00243748

Mumbai : 29th September, 2025

EXPRESSION OF STATUS – LEGAL CASE DISCLOSURE

1. Declaration on Litigation Status

Toughcons Nirman Pvt. Ltd. (“TNPL”) hereby declares that:

- The company has no litigation, arbitration, civil, criminal, regulatory, or financial dispute pending *against or by* it.
- There are no legal or contractual claims involving TNPL in relation to any redevelopment project executed by the company.

For the sake of complete transparency, we disclose one legacy matter pertaining to two promoters of the company, originating from work undertaken before 2016–17 in a different business capacity.

2. TNPL Background and Evolution (2012–2017)

- TNPL began its journey in 2012, initially offering PMC services to housing societies while its promoters simultaneously pursued their older professional business of acquiring redevelopment projects for developers.
- This acquisition-related role was not part of TNPL’s PMC operations; it was the promoters’ independent legacy business before TNPL became their primary focus.
- Between 2012 and 2016–17, the promoters continued assisting developers—mainly emerging ones—who lacked redevelopment experience. Their role was limited to project acquisition, member coordination, and facilitation until the stage of vacation and DA execution, on fixed incentive arrangements.
- During this phase, they assisted developers such as: Siroya Developers, Kavya Buildcon, Rohan Lifespaces, DGS Group, H. Rishabhraj Group, KCD Developers, Aaryaman Infratech, among others.
- For these assignments, certain project-specific SPVs were formed, some of which included the name “*Toughcons*”.
- Importantly, from 2016–17 onward, both promoters completely exited acquisition-related activities, resigned from all SPVs/entities, and made TNPL’s PMC practice their exclusive and full-time business.

- Since then, TNPL has functioned solely as a professional, independent, society-facing Project Management Consultant.

3. Legal Matter Disclosure – Legacy SPV (Rishabhraj Toughcons City Homes Pvt. Ltd.)

Court: Hon'ble Bombay High Court

Matters: Writ Petition (L) No. 3567 of 2021 and Contempt Petition No. 13957 (L) of 2022

Nature of Matter

The case concerns a dispute between a developer company (an SPV) and a housing society regarding execution of a redevelopment project.

Promoter Involvement

- The matter was filed after the promoters' resignations from the SPV.
- A total of seven directors, including both promoters, had formally resigned, leaving only two active directors at the time the petition was instituted.
- DIR-12 filings documenting their cessation were duly recorded with the Registrar of Companies (RoC) in 2017.
- The promoters were made parties only as former directors, a procedural legal formality, with no allegation of wrongdoing against them.

Current Status of the Project

- The affected housing society has already obtained Occupation Certificate.
- All its members have taken possession of their new premises.
- The project stands completed and occupied, with the remaining dispute limited to minor finishing work and rent dues between the society and the developer.

Indemnification of Promoters

- The current surviving director of the SPV has issued a formal declaration fully indemnifying Mr. Jayant Gaitonde and Mr. Nayan Dedhia from any liability connected to the matter.

- The declaration confirms the promoters' absence of financial, legal, or operational responsibility for any acts of the company after their resignation.

4. Present Standing and Professional Integrity of TNPL

Since 2012, TNPL as an independent firm has:

- Operated solely as a professional, independent PMC,
- Been appointed in 100+ redevelopment projects across Mumbai,
- Successfully delivered developer-led, self-redevelopment, and Atmanirbhar society-led models,
- Maintained zero litigation and zero adverse regulatory findings,
- Maintained no financial interest, ownership, or partnership with any developer.

TNPL is a society-first, compliance-driven consultancy with transparent processes, multi-disciplinary expertise, and ethical working practices.

5. Statement of Integrity

This disclosure is made voluntarily to maintain complete transparency. Toughcons Nirman Pvt. Ltd. reiterates that it has no litigation of any nature against it. The single legacy matter pertains to an old SPV from which the promoters resigned years before any proceedings began and were subsequently indemnified. TNPL remains committed to ethical, lawful, and professional redevelopment consultancy for all housing societies.