

AGREEMENT FOR SALE

This AGREEMENT FOR SALE made and entered into at Mumbai this **24th day June 2024** between

1. **MR. SANJAY SHAH**, an adult, Indian Inhabitant, residing at 6/59, A- 12, Aktha Khutahi, Samath, Varanasi, Uttar Pradesh – 221007 hereinafter referred to as the "**Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and permitted assigns) of the First Party.

2. **MR. PANKAJ RAM PRAKASH SINGH**, an adult, Indian Inhabitant, residing at 78/621, Motilal Nagar no. 1, H. B. Rupvate Marg, near Siddharth Hospital, Goregaon (W), Mumbai - 400104 hereinafter referred to as the "**Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and permitted assigns) of the Second Party.

First Party & Second Party will be jointly refer as **First Part**;

AND

3. **Mr. Pramod Suryabali Yadav**, an adult, Indian Inhabitant, residing at Room Number 1, Shree Nagnath CHS, Singh Estate, Cross Road No 2, Near Thakur College, Samta Nagar, Mumbai - 400101 hereinafter referred to as the "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and permitted assigns) of the Third Party.

Third Party refer as **Second Part**.

WHERE AS THE VENDOR DO HERE BY EXPRESSLY REPRESENT AND DECLARE TO THE PURCHASER AS FOLLOWS:

1. By virtue of diverse document/s, the said MIDCITY HEIGHTS, a partnership firm registered under Partnership Act, 1932, under Registration No. 11-35229 dated 24.11.2011 having its address at B-104, Shiv Shivam Towers, Adarsh Nagar No. 1, Oshiwara Link Road, Jogeshwari West, Mumbai - 400 102, called and referred to as The Promoter, are absolutely seized and/or possessed of or otherwise well and sufficiently entitled to the immovable property bearing piece or parcel of undivided land being Plot No. 3/4 admeasuring 1013.16sq. mtrs. situate, lying and being at Plot bearing Survey No. 14, Hissa No. 1, C. T. S. No. 1217 of Village Versova, Taluka Andheri in the Registration District and Sub-District of Andheri, District Mumbai Suburban within Greater Mumbai (hereinafter referred to as the 'SAID PROPERTY').
2. The Promoter has constructed buildings (as defined therein) on the property (as defined therein) of the said Property. The brief chain of rights of The Promoter in respect of the said Property has been set out in Parent Agreement.
3. The Promoter developed the Land by constructing thereon, a building known as "Ocean Heights" which has been constructed in due compliance with the duly sanctioned plans by the concerned authorities.
4. By and under Agreement (referred to as Principal Agreement) dated 20th September, 2022, between MIDCITY HEIGHTS, a partnership firm registered under Partnership Act, 1932, under Registration No. 11-35229 dated 24.11.2011 having its address at B-104, Shiv Shivam Towers, Adarsh Nagar No. 1, Oshiwara Link Road, Jogeshwari West, Mumbai - 400 102, called and referred to as The Promoter of the One part and **Mr. SANJAY SHAH & MR. PANKAJ RAM PRAKASH SINGH**, therein referred to as "Purchaser" of the Other Part, and duly registered under the Registration Act under Serial No. BDR-16-9631-2022 dated 10.08.2022 bearing receipt no.----- by the **Sub-Registrar of Assurance, M.S.D.**, the Promoter therein have sold to the said Purchaser therein and the said Purchaser therein had purchased and acquired from the Promoter the said residential Flat being Flat No. 1401

admeasuring about 80 sq. mtrs. (carpet area) as per RERA on the 14TH Floor of the Building Complex named and styled as "Ocean Heights" situated at the Said Property together with 1 car parking spaces, hereinafter collectively referred to as "Said Flat" more particularly described in the Schedule to this present Agreement for Sale.

5. The Purchaser therein has paid to the Promoter the entire amount of the Sale Price for purchase of the said Flat as per the said Agreement and that by virtue of such Sale Price the Purchaser therein became the sole, absolute and exclusive owner of the said Flat;
6. In pursuance of the said Principal Agreement, the Purchaser therein had paid to the Promoter the entire consideration of the total consideration amount payable therein and nothing remained to be payable by the Purchaser there into the Promoter.
7. In view of the aforesaid, the said Vendor herein is well and/or sufficiently entitled to the said Flat in all respects. The Vendor here by reiterates and confirms that the said Promoter have yet not handed over the possession of the said Flat to the Vendor and the said Vendor herein are not in possession of the same and the same is due to be handed over in due course of time on what is popularly known as Ownership Basis;
8. The Vendor has paid to The Promoter the entire amount of the Sale Price for purchase of the said Flat/Said Flat as per the said Agreement and that by virtue of such Sale Price the Vendor has become the sole, absolute and exclusive owner of the said Flat;
9. The Vendor further states and confirms that, the Vendor has paid the full consideration amount of the said Flat including various deposits as mentioned in the said Agreement for Sale dated 10th August,2022. The Vendor herein has approached the said Promoter and has already obtained their irrevocable consent as well as "No Objection Certificate" for transfer of the said Flat from the Vendor to the Purchaser and all the attached benefits including the benefits to and in the name of the Purchaser herein;
10. The Vendor is legally entitled to the said Flat together with all the attached benefits and that neither the Vendor herein either personally or through any of his agent/s or constituted attorney has/have or had at any time here to for en either

created or agreed to create any third-party rights or rights, title, interests or claim whatsoever in respect of the said Flat, except that mentioned here under;

11. That under the said Agreement dated 10th August,2022 ,the Vendor have represented to the Purchaser that:
 - I. The said agreement is valid and subsisting and that the Vendor is entitled to the rights, title and interest and benefits in respect of the said Flat;
 - II. He has prior hereto not sold, transferred and / or assigned the benefits of the said agreement to any person/party and has not been in breach of the terms and conditions of the said agreement.
12. That in the manner aforesaid the Vendor has true, bonafide and in good faith disclosed to the Purchaser, all the material facts relevant documents and papers called for by the Purchaser and circumstances in respect of the said Flat and benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any misrepresentation to or concealment from the Purchaser in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.
13. The Vendor further states and confirms that, the Vendor has paid the full consideration amount of the said Flat including various deposits as mentioned in the said Agreement for Sale dated 10th August,2022.
14. The Vendor is legally entitled to the said Flat together with all the attached benefits and that neither the Vendor herein either personally or through any of his agent/s or constituted attorney has/have or had at any time here to for en either created or agreed to create any third-party rights or rights, title, interests or claim whatsoever in respect of the said Flat, except that mentioned here under.
15. At the request of the Vendor here in and with the consent of the Promoter, the Vendor herein has agreed to transfer and assign all his rights, title, interest and benefits in the said Flat and all rights and benefits under the said Principal Agreement incidental thereto to the Vendor herein for the consideration and on the terms and conditions contained in the Agreement.
16. The Vendor further state and confirm that, the Vendor has paid the full consideration amount of the said Flat including various deposits as mentioned in the said Agreement for Sale

dated 10th August,2022 to the Promoter and that in case any amount is hereafter found to be due from the Vendor for his share of taxes and other liabilities or on any other account of whatsoever nature in connection with the said Flat upto the date of handing over vacant possession of the said Flat to the Purchaser herein, the same shall be paid by the Vendor only.

17. The Vendor here in has approached the said Promoter and have already obtained/will obtain their irrevocable consent as well as "No Objection Certificate" for transfer of the said Flat from the Vendor to the Purchaser and all the attached benefits including the benefits to and in the names of the Purchaser herein;
18. The Vendor shall obtain Permission/NOC to Mortgage Said Flat from the Said Promoter for mortgaging or creating equitable mortgage on the said Flat in favour of the Purchaser.
19. The Vendor is legally entitled to the said Flat together with all the attached benefits and that neither the Vendor herein either personally or through any of his agent/s or constituted attorney has/have or had at any time either created or agreed to create any third-party rights or rights, title, interests or claim what so ever in respect of the said Flat;
20. That in the manner aforesaid the Vendor has true, bonafide and in good faith disclosed to the Purchaser, all the material facts relevant documents and papers called for by the Purchaser and circumstances in respect of the said Flat and benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any mis-representation to or concealment from the Purchaser in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.
21. The said Promoter are yet to form a Co-operative Housing Society/ Association of Apartment/Ultimate Organization of the respective Flat Purchaser/s in respect of the said building known as "Ocean Heights" constructed by the said Promoter on the said property and register the same under the Maharashtra Co-operative Societies Act, 1960 and / or under the Maharashtra Apartment Ownership Act, 1970 or any other association or organization and the rules framed there under.

22. AND WHEREAS upon the strength of the representations and declarations made by the Vendor to the Purchaser, the parties have negotiated for sale and purchase of the said Flat in the said Building more particularly described in the Schedule written here under and all attached benefits including the benefits and rights, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise along with transfer of other amenities at the said Building for the lump-sum price /total consideration of **Rs. 3,00,00,000/- (Rupees Three Crore only)**, here in after referred to as "**the Consideration Amount**", payable to the Vendor by the Purchaser. And the Vendor shall sell, transfer, assign, grant, release and assure to the Purchaser all his right, title and interest accrued along with right to have vacant and peaceful possession of the said Flat, with all the attached benefits with clear & marketable title free from all encumbrances and reasonable doubts along with the Purchaser having legal right to have and call for all relevant deeds, documents, papers and writings from the Vendor and the concerned parties contemplated by law as herein after mentioned in these presents.

NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:

1. The Vendor hereby declares and confirms that what is recited here in above in respect of the said Flat shall be treated as representations and irrevocable declarations on his part as if the same are reproduced herein verbatim and form part of this clause/agreement. The Vendor here by confirms that the Purchaser has agreed to purchase the said Flat relying up on the correctness of the declarations and representations made by the Vendor in these presents.
2. The Vendor shall sell, transfer, assign and assure to the Purchaser and the Purchaser shall purchase and acquire the said Flat being Flat No. 1401, 14th Floor of the building known as "Ocean Heights" situated at CTS No. 1217, Village Versova, Yari Road, Versova, Andheri (West), Mumbai - 400 061, alongwith allotment of 1 car parking spaces in the said building and all attached benefits and rights, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise free from all encumbrances at or for the total consideration / total price (inclusive of the income tax deduction at source of the Consideration Amount) of **Rs. 3,50,00,000/- (Rupees Three Crore Fifty Lakh only)**, being the full and final consideration amount and the said Consideration Amount to be paid by the Purchaser to the Vendor in the following manner:

- a) A sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) is payable by the Purchaser to the Vendor at the time of or prior to the registration of this Agreement for Sale, subject to deduction of TDS as stated in clause 3, and
 - b) The Balance sum of Rs.3,00,00,000/-(Rupees Three Crore Only) shall be paid by the Purchaser to the Vendor towards balance full and final payment consideration for the Said Flat, subject to issuance of NOC from the Promoter, to be paid through disbursement of loan from bank and/or from financial institution as the case may be paid on or before the expiry of days from the date of registration of the said Agreement for Sale, subject to issuance of NOC from the Promoter and the Vendor has assured that the vacant and peaceful possession of the said Flat to the Purchaser shall be made by the Promoter and against the Vendor handing over all original documents of title in respect of the said Flat.
3. An amount of **Rs. 300,000/- (Rupees Three lakhs only)**, will be deducted by the Purchaser as Tax Deducted at Source under the provisions of the Section 194-I-A of the Income Tax Act, 192,90. The Purchaser herein will deposit this amount with Government of India and provide to the Vendor the relevant Tax Deduction Certificate - TDS Challan and the Form 26QB, (with the Vendor admitting that such a payment of **Rs. 300,000/- (Rupees Three lakhs only)**, to the Government of India under the Income Tax Act, 192,90 will form a part of the consideration for the said Flat).

The Vendor admits that such a payment of TDS to the Government of India under the Income Tax Act, 192,90 will form a part of the consideration for the Said Flat. The Purchaser agrees to pay the TDS and share TDS challan and Form 26QB with the Vendor before registration of the said Agreement for Sale.

4. The sale shall be completed on receipt of the full and final consideration by the Vendor as provided in Clause 2 here in above and as agreed the Promoter herein shall handover the peaceful and vacant possession of the Said Flat to the Purchaser, upon completion of construction of the said Building and upon the said flat being ready for occupation.

5. That the Vendor here by agrees and undertakes to hand over the original Agreements and other related papers, relating to the said Flat in his possession to the Purchaser only on receipt of full & final consideration amount pertaining to the said Flat.
6. It has been expressly agreed by the parties herein, that the time is the essence of the Agreement for Sale so far as
 - (i) the payment of above stated balance Consideration Amount and
 - (ii) for assignment of rights to have actual physical, vacant and peaceful possession of the said Flat unto the Purchaser by the Promoter, whereupon, the Purchaser shall be entitled to receive possession of the said Flat along with all the attached benefits from the said Vendor with clear and marketable title free from all encumbrances in favour of the Purchaser.
7. On receipt of the full and final consideration as aforesaid, the Vendor shall assign all his rights to have actual physical, vacant and peaceful possession of the said Flat un to the Purchaser, whereupon, the Purchaser shall be entitled to receive possession of the said Flat from the Promoter as and when the construction is complete and the said Flat is ready for occupation.
8. Save and except as aforesaid all the terms and conditions incorporated in the Agreement for Sale dated 10th August ,2022 in respect of Flat No. 1401 on 14th Floor of the Building Complex named and styled as Ocean Heights in the said building and the same shall be binding on the Purchaser herein, as if all the terms and conditions were bodily incorporated in this writing and/or Agreement.
9. On receiving the full & final consideration, the Vendor shall surrender his rights, title and interest in favour of the Purchaser and the Purchaser shall be entitled to quietly enter upon, reside, hold, occupy, possess and enjoy the said Flat together with the fittings, fixtures and other benefits/amenities including the said benefits provided by the said Promoter and absolutely without any let or sub-let or hindrance from any person/party claiming by through under or in trust of the Vendor.
10. Both the parties hereby agree that the present Agreement for Sale shall always be subject to the terms and conditions of the previous agreement/s in respect of the said Flat executed by The Promoter and the Purchaser therein, being the Vendor herein.

11. Having satisfied as regards the physical condition, the title of the said Flat and there cords of the said Promoter, the Purchaser will hereafter, not raise any requisition, question, claim or challenge on any account whatsoever as regards the same and the intention of the parties hereto that the sale and transfer of the said Flat, which is on as is where is basis and as regard the physical condition thereof.
12. The Vendor has represented to the Purchaser and the Purchaser has agreed that all charges payable to The Promoter including but not limited to development charges, the necessary legal charges, society charges including charges for formation, entrance fees, electricity meter, Mahanagar Gas connection charges, water meter charges, service tax including VAT, Property Tax, TDS, GST, parking charges, maintenance deposit, corpus fund deposit, share money, swimming pool deposit, club house charge, conveyance any other charges levied by the said Promoter as per the agreement entered into between the said Promoter and the Vendor etc in respect of the said Flat shall be borne and paid by the Vendor, which has already been paid by the Vendor to The Promoter and the Purchaser shall not be liable to pay the same or reimburse any amounts from the same to the Vendor.
13. The Vendor has represented to the Purchaser that there are no dues/ charges due and payable for the said Flat in the residential complex known as Ocean Heights along with all the attached benefits including the dues/ charges payable to The Promoter and any Government authorities up to the date of execution of this Agreement for Sale.
14. The Vendor has obtained the necessary permission from The Promoter to transfer all his rights, title, claim, interest, right to have vacant and peaceful possession of the said Flat in the residential complex known as Ocean Height sand all the attached benefits whatsoever enjoyed by the Vendor including the said benefits and deposits, in favour of the Purchaser and shall co-operate for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the Vendor in respect of the said Flat unto the Purchaser for exclusive use of Purchaser.
15. The Vendor covenants with the Purchaser that he is the absolute owner of said Flat in the residential complex known as Ocean Heights, hereby agreed to be transferred and sold and no other person or persons or party has or have any right, title, interest in property claim or demand of any nature

what so ever in or up on the said Flat whether by way of sale, charge or pari-passu charge, mortgage, lien, gift, trust, inheritance, lease, licenses, easement or otherwise howsoever and he has good right, full power and absolute authority to transfer and sell the same to the Purchaser. Any charge or pari-passu charge of whatsoever nature should be removed before the property is registered and transferred to the Purchaser herein.

16. The Vendor further covenants with the Purchaser that he has not created any charge or encumbrance of whatsoever nature on the said Flat and benefits attached to it nor are the same or any of them the subject matter of any litigation or stay nor are the same or any of the same the subject matter of any attachment what so ever (whether before or after the judgment) or any prohibitory order and he has not created any adverse right what so ever in favour of any one in respect of the same or any of them.
17. The Vendor here by under takes to indemnify and keeps indemnified the Purchaser against all claims emanating prior to the date of this Agreement / sale of the said Premises together with handing over possession of the said Flat by the Promoter, which demands, proceedings, costs and expenses in connection with any liability pertaining to the period ending on the date of sale of this Premises which the Purchaser may have to legally suffer or incur due to the claims from Govt. authorities, competent authorities (including stamps and Registration) and/or any third party relating to the said Flat and any such claims to be settled by the Vendor at his own costs and expense and the Purchaser shall not be held liable to pay the same.
18. The Vendor indemnifies and keeps indemnified the Purchaser and keep saved and defended harmless and indemnified of, from and against all claims and demands of third parties as to the title of the Vendor, to the Said Flat and of from and against all claims, demands, suits or proceedings of what so ever nature arising from the above transaction of in relation thereto owing to defect in title or any act or default of the Vendor relating to the Said Flat or due to any wrongful statement/s as provided under this Agreement.
19. The Vendor shall also sign such other papers, applications, forms and declarations as may be required by the said Purchaser from time to time for effectual transfer of the said

Flat in the name of the Purchaser, without asking for any further consideration for the same.

20. If any further writings are required in future by the Purchaser for perfecting the title to the said Flat, the Vendor agrees and undertakes to execute the same, at the costs and expenses of the Purchaser.
21. The said Purchaser do hereby covenants with the said Vendor that save and except as aforesaid, the said Purchaser shall on and after being put in the quiet, vacant and peaceful possession of the Said Flat as aforesaid, pay his share of taxes and monthly outgoings and the said Promoter/ Ad-Hoc Committee and the said Promoter/ Ad-Hoc Committee have prior hereto confirmed to admit, the said Purchaser as member of the Co-operative Society as and when formed and registered in respect of the said building known as Ocean Heights or by any other name as may deem appropriate.
22. The Vendor here by declares that the said Flat is his-self acquired property and that no one else except herself has/have any right, title and interest in respect of the said Flat and the Purchaser shall after payment of full consideration quietly and peacefully possess and occupy and enjoy the said Flat without any let, hindrance, denial, demand, interruption or eviction by the Vendor or any other person lawfully or equitably claiming through, under or in trust for the Vendor.
23. Neither the Government nor any public authority has issued any order under Income Tax Act, Wealth Tax Act, Maharashtra Land Revenue Code, Urban Land (Ceiling and Regulation) Act or under any statute restraining the Vendor from selling or disposing of the said Flat or any part thereof in any manner whatsoever.
24. That the Vendor has not received any notice from the Municipal Corporation of Greater Mumbai and/or Government and/or any other statutory body or authority for acquisition or requisition of the said Flat.
25. That after receiving the full and final Consideration Amount as aforesaid from the Purchaser, neither the Vendor nor his legal heirs, successors, executors, administrators and assigns shall and will have any right, title, interest or claim to the said Flat.

26. The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or the Apex Body or Federation or Association may inception and the additions, alterations or amendments thereof, that may be made from time to time for protection and maintenance of the said Project and the Units/ Flats there in and for the observance and performance of the building rules, regulations and bye-laws, for the time being, of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/ Limited Company/ Apex Body/ Federation/ Association regarding the occupancy and use of the said Flat in the said Project and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoing sin accordance with the terms of this Agreement.
27. Transfer charges in respect of the said Flat have been borne and paid by the Vendor and the Purchaser to the Promoter in equal proportion i.e. 50% each and the Vendor has obtained NOC from The Promoter as per General Format for sale of the said Premises in favour of the Purchaser.
28. It is also agreed by and between the parties that the Stamp Duty and the registration charges in respect of the present agreement shall be borne and paid by the Purchaser alone. The Vendor shall co-operate or do all such acts deeds and things which are necessary for the execution and registration of this Agreement for Sale desired by the Purchaser. Each party shall bear and pay the professional costs of their respective Advocates, Real Estate Consultants and/or Solicitors in respect of this transaction. The Vendor shall obtain NOC from the Promoter as per General Format and as per requirement by the Bank/Financial Institution.
29. The present Agreement for Sale shall always be subject to the provisions of the Maharashtra Ownership of Flats (Regulation of Promotion of Construction, Sales, Management and Transfer) Act,1963 and the rules made there under/ the Maharashtra Co-operative Societies Act, 1960 and Rules made there under.
30. This document has been covered under the provisions of the Bombay Stamps Act, 1958 schedule I of Article 5(g)(a)(ii). The original Agreement between MIDCITY HEIGHTS, (referred to as "the Promoter") a partnership firm registered under Partnership Act, 1932, under Registration No. 11-35229 dated 24.11.2011 having its address at B-104, Shiv Shivam Towers,

Adarsh Nagar No. 1, Oshiwara Link Road, Jogeshwari West, Mumbai - 400 102., and Mr. SANJAY SHAH & MR. PANKAJ RAM PRAKASH SINGH, referred to as the Purchaser being the Vendor herein is being annexed here with. Mr. SANJAY SHAH & MR. PANKAJ RAM PRAKASH SINGH, the Vendor herein and being the Purchaser of the said Flat in the Agreement registered vide Agreement for Sale dated 10th August, 2022 and duly registered the same with the Sub-Registrar's Office under Sr. No.BDR16-9631-2022 dated 10th August, 2022 bearing receipt no.----- and he has not cancelled the said Agreement and has also not claimed any refund of Stamp duty for the said Agreement. Thus, Mr. Pramod Suryabali Yadav, the Purchaser of the said Flat is claiming the benefit of Stamp duty already paid by Mr. SANJAY SHAH & MR. PANKAJ RAM PRAKASH SINGH vide Agreement dated 10th August, 2022, under Article 5(g)(a)(ii) of the Bombay Stamp Act, 1958 and the said benefit shall be entitled to the Purchaser herein only and the Vendor shall have no claim on the said benefit under any circumstances.

THE FIRST SCHEDULE HERE IN ABOVE REFERRED TO:

All that piece or parcel of undivided land being Plot No. 3/4 admeasuring 1013.16 sq. mtrs. situate, lying and being at Plot bearing Survey No. 14, Hissa No. 1, C. T. S. No. 1217 of Village Versova, Taluka Andheri in the Registration District and Sub-District of Andheri, District Mumbai Suburban within Greater Mumbai.

THE SCHEDULE HERE IN ABOVE REFERRED TO:

(Being the said Flat)

Flat No.1401 admeasuring about 80 square meters(carpet area) on the 14TH Floor of the Building Complex named and styled as "Ocean Heights" together with 1 car parking space and situated at CTS No. 1217, Village Versova, Yari Road, Versova, Andheri (West), Mumbai - 400 061., in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, with in Greater Mumbai.

IN WITNESS WHEREOF the parties hereto hereunto have set and subscribed their respective hands on the day and year first here in above written.

SIGNED AND DELIVERED)
By the within named Vendor)
MR. SANJAY SHAH)
PANNo.AVLPK4050G)
in the presence of:)

SIGNED AND DELIVERED)
By the within named Vendor)
MR. PANKAJ RAM PRAKASH SINGH)
PANNo.--)
in the presence of:)

SIGNED AND DELIVERED)
By the within named Purchaser)
Mr. Pramod Suryabali Yadav)
PANNo.AEFPY2908C)
in the presence)

RECEIPT

Received of and from Purchaser, Mr. Pramod Suryabali Yadav, a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) being the Earnest Money/ Part Payment Consideration, out of which a sum of Rs.300,000/- has been deducted towards TDS under Income Tax Act, for the sale and transfer of Flat No. 1401, 14th Floor, in building known as "Ocean Heights", situated at CTS No. 1217, Village Versova, Yari Road, Versova, Andheri (West), Mumbai - 400061., along with allotment of 1 car parking spaces in the said building, as under:-

Mode of Payment:

Sr. No	Cheque/ BankPO/ DDNo./ RTGS/NEFT/IMPSUTR / RefNo.	Dated	Drawn on	Amount
1.	TDS Deducted@1%			300,000/-
2.				
3.				

Rupees Fifty Lakhs Only

Rs.50, 00,000/-

*Subject to realisation of the cheque/PO

I SAY RECEIVED
Rs. 50, 00,000/-

Mr. Sanjay Shah & MR. PANKAJ RAM PRAKASH SINGH
Vendor

Witnesses:

1. _____

2. _____

RECEIPT

Received of and from Purchaser, Mr. Pramod Suryabali Yadav, a sum of Rs. 3,00,00,000/- (Rupees Three Crore Only) being the Balance Full and Final Payment Consideration, for the sale and transfer of Flat No. 1401, 4th Floor, in building known as "Ocean Heights", situated at CTS No. 1217, Village Versova, Yari Road, Versova, Andheri (West), Mumbai- 400 061., along with allotment of 1 car parking spaces in the said building, asunder:-

Mode of Payment:

Sr.No.Cheque/PO No Dated RTGS/NEFT/IMPS	Drawn on	Amount

Rupees Two Crore Fifty Lakhs Only	Rs.3,50,00,000/-
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*Subject to realization of the cheque /PO

I SAY RECEIVED
Rs.3,50,00,000/-

**Mr. Sanjay Shah & MR. PANKAJ RAM
PRAKASH SINGH**

Vendor

Witnesses:

1. _____

2. _____