



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

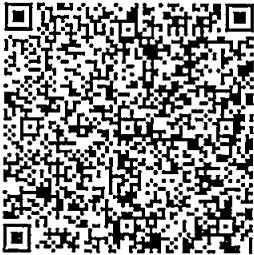
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P52000054353

Project **THE RIYASAT SANKALP** , Plot Bearing / CTS / Survey / Final Plot No Survey No. 146/1,146/2,146/4,146/5,146/6/A,152/1,152/2,153,154,156/1,156/3,158/2/A,159/2 at Nadhal, Khalapur, Raigarh, 410206,

- 1 Riyasat Infra Developers Private Limited having its registered office / principal place of business at Tehsil Panvel, District Raigarh, Pin 410206
- 2 This registration is granted subject to the following conditions, namely -
 - The promoter shall enter into an agreement for sale with the allottees,
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017,
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5,
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 15/01/2024 and ending with 31/10/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
 - That the promoter shall take all the pending approvals from the competent authorities
- 3 If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date 15-01-2024 15:43:46

Dated 15/01/2024
Place Mumbai

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



STATE OF TAMIL NADU
 No. _____
 Date: _____
 1000/2019
 1000/2019
 1000/2019

Stamps of Approval of Plans

| Area Statement | Area in A.A. |
|--|--------------|
| 1. Area of Plot | 147,690.000 |
| (a) As per ownership document (77/121 C/1 extract) | 147,690.000 |
| (b) As per measurement sheet | 147,690.000 |
| 2. Deductions for | |
| (a) Proposed D.P. Road | 7,381.170 |
| (b) Any D.P. Reservation area (green belt) (legal area) | 49,524.100 |
| 3. Balance area of plot (1-2) | 125,159.097 |
| 4. Amenity Space (if applicable) | |
| (a) Required | 7,515.910 |
| (b) Adjustment of 2(b) if any | |
| (i) Balance proposed | 1,605.163 |
| 5. Net Plot Area (3-4) | 112,553.534 |
| 6. Recreational Open space (if applicable) | |
| (a) Required | 12,515.910 |
| (b) Proposed | 12,515.910 |
| 7. Internal Road Area | 22,212.209 |
| (a) Vacant Land | 2,240.000 |
| (b) Proposed area (5-6+7-8) | 24,379.231 |
| 8. Pro-rata factor for FSI calculation layout plot (5/8) | 1.51 |

Form of contracts to be signed by the Architect / Licensed Engineer / Structural Engineer / Supervisor employed by the Applicant

I (E. Princy P. Pasubai) have been employed by the applicant as his Architect / Licensed Engineer / Structural Engineer / Supervisor. I have examined the documents and the area of the plot and hereby certify that I have personally verified and checked all the statements made by the applicant who is the current holder in possession of the plot as in the above form and found them to be correct.

(E. Princy P. Pasubai)
 Signature of Architect / Licensed Engineer / Structural Engineer / Supervisor

Address: Plot No. 153 and 11, Anna Garden, Kovvur Colony, C. Madhav Nagar, Chennai - 600053
 Mobile No: 9025337132

Content of Sheet

LAYOUT PLAN PROFORMA

| DATE | PREPARED BY | APPROVED BY | DATE |
|------|-------------|-------------|------|
| | | | |

DATE OF PREPARATION

DATE OF APPROVAL

DATE OF REVISION

DATE OF REVISION

DATE OF REVISION

DATE OF REVISION

DATE OF REVISION

DATE OF REVISION

DATE OF REVISION

DATE OF REVISION



SCALE: 1:100

| AREA | AREA (SQ. M) |
|--------------|----------------------|
| R.Q. AREA-2 | ARLA = 1271 372 SQ M |
| SCALE: 1:100 | |

| AREA | AREA (SQ. M) |
|--------------|----------------------|
| R.Q. AREA-1 | AREA = 7381 548 SQ M |
| SCALE: 1:100 | |

| AREA | AREA (SQ. M) |
|--------------|----------------------|
| R.Q. AREA-3 | ARLA = 2369 232 SQ M |
| SCALE: 1:100 | |

| AREA | AREA (SQ. M) |
|--------------|---------------------|
| R.Q. AREA-4 | ARLA = 577 726 SQ M |
| SCALE: 1:100 | |

| AREA | AREA (SQ. M) |
|----------------|---------------------|
| AMENITY AREA-3 | AREA = 500 020 SQ M |
| SCALE: 1:100 | |

| AREA | AREA (SQ. M) |
|----------------|----------------------|
| AMENITY AREA-1 | AREA = 5532 560 SQ M |
| SCALE: 1:100 | |

| AREA | AREA (SQ. M) |
|----------------|----------------------|
| AMENITY AREA-2 | AREA = 6302 040 SQ M |
| SCALE: 1:100 | |

| AREA | AREA (SQ. M) |
|--------------------------------------|-----------------------|
| AMENITY AREA DIAGRAM AND CALCULATION | ARLA = 12609 933 SQ M |
| SCALE: 1:100 | |

| AREA | AREA (SQ. M) |
|----------------|---------------------|
| AMENITY AREA-3 | AREA = 500 020 SQ M |
| SCALE: 1:100 | |

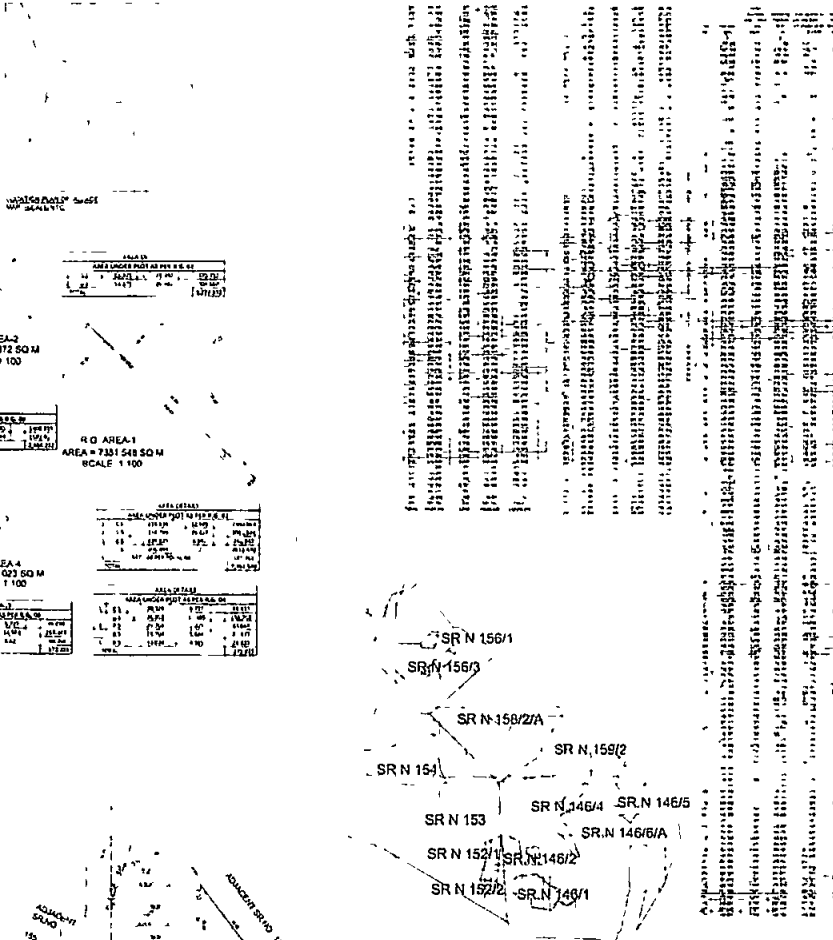
| AREA | AREA (SQ. M) |
|----------------|----------------------|
| AMENITY AREA-1 | AREA = 5532 560 SQ M |
| SCALE: 1:100 | |

| AREA | AREA (SQ. M) |
|----------------|----------------------|
| AMENITY AREA-2 | AREA = 6302 040 SQ M |
| SCALE: 1:100 | |

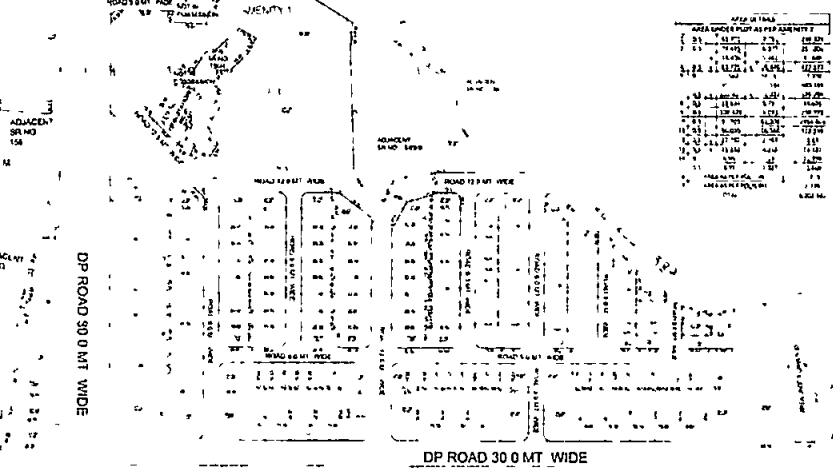
| AREA | AREA (SQ. M) |
|--------------------------------------|-----------------------|
| AMENITY AREA DIAGRAM AND CALCULATION | ARLA = 12609 933 SQ M |
| SCALE: 1:100 | |

| AREA | AREA (SQ. M) |
|----------------|---------------------|
| AMENITY AREA-3 | AREA = 500 020 SQ M |
| SCALE: 1:100 | |

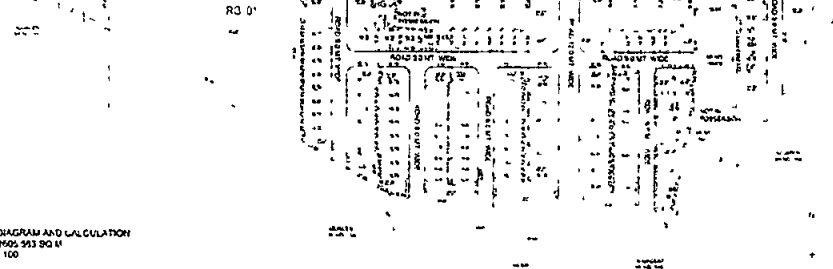
| AREA | AREA (SQ. M) |
|----------------|----------------------|
| AMENITY AREA-1 | AREA = 5532 560 SQ M |
| SCALE: 1:100 | |



SCALE: 1:250



SCALE: 1:100

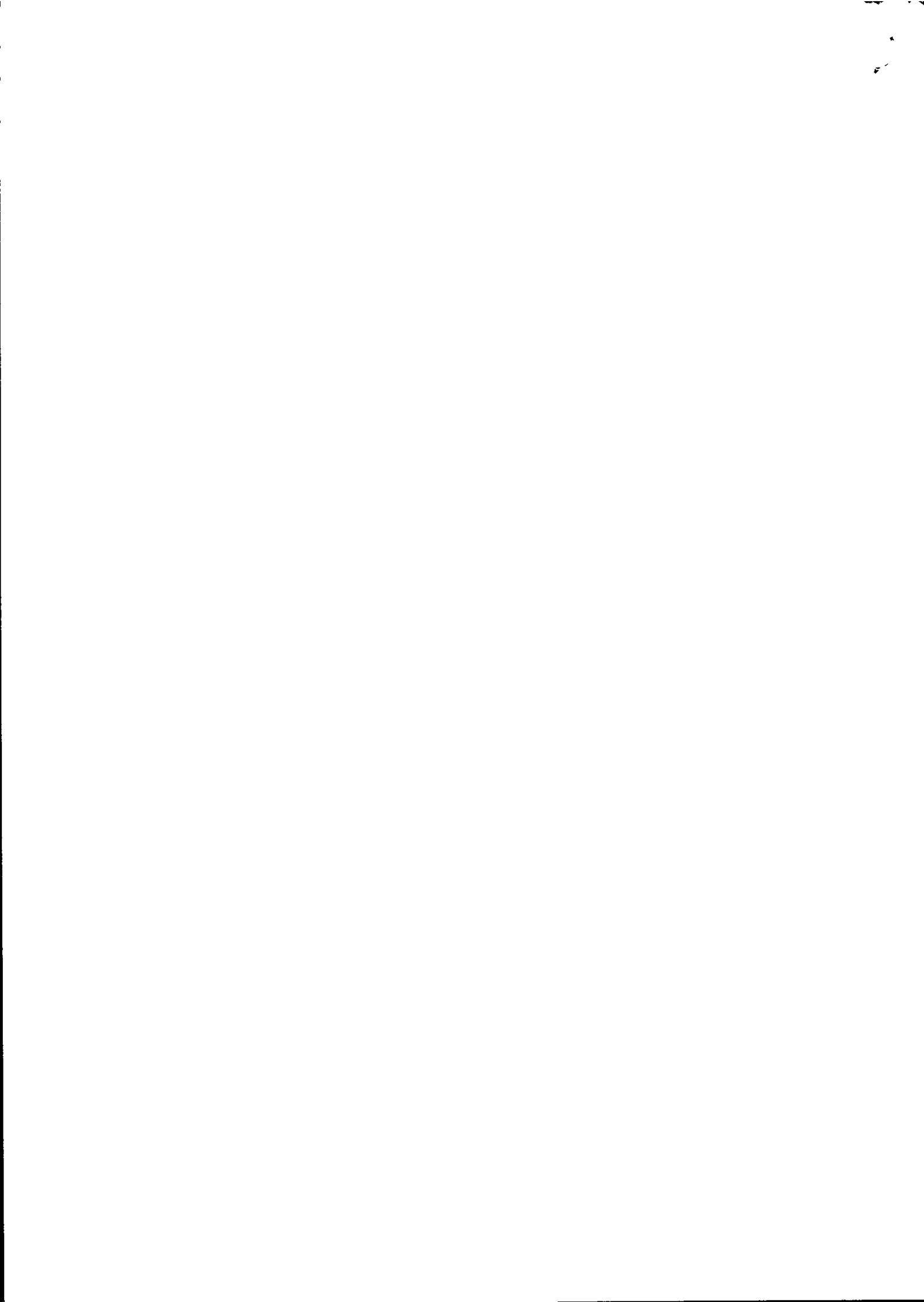


SCALE: 1:100



7ARCH ASSOCIATES

100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000





स्वातंत्र्याचा अमृत महात्सव

महाराष्ट्र राज्य रस्ते विकास महामंडळ मर्यादित



म.रा.र.वि.म.
(महाराष्ट्र शासनाचा उपकरण)

Letter No. MSRDC/SPA/BP-542/Layout Approval/2023/2058

Date: 14 DEC 2023

'FINAL APPROVAL TO THE LAND SUB-DIVISION/ LAYOUT'

To,

M/s. Riyasat Infra Developers Pvt. Ltd.
Through Mr. Pushpendra Kumar Saini.
Centre Point, Survey no. 34, 2nd Floor,
Kolkhe, Mumbai Pune Highway,
Palaspa Phata, Panvel, Raigad- 410 206.

Sir,

With reference to your Application dated 31/03/2023, 30/06/2023 & 04/10/2023 for land sub-division approval, under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work in respect of land bearing Sr. No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A & 159/2 of village- Nadhal, Tal. Khalapur, Dist. Raigad. The land sub-division Layout is finally approved as demarcated, under Section 45 of the Maharashtra Regional & Town Planning Act 1966, subject to following conditions:

These remarks are issued subject to the following conditions:

1. These remarks shall always be read with the plan accompanying with this letter.
2. The Applicant/Developer shall provide at their own cost, the Infrastructural facilities including roads with storm water drains, sewer lines, water supply lines, development of recreational open spaces etc. This work shall generally be completed within two years. The building permission on plots shall be granted depending upon the percentage of infrastructure work completed. The layout plots should be released for construction in stages according to infrastructure work completed.
3. This permission is limited to only for Sr. No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A & 159/2 of village- Nadhal, Tal. Khalapur, Dist. Raigad and does not entitle you to develop any other land.
4. This land sub-division Layout permission shall remain valid for a period of one year commencing from the date of its issue. And shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue.
5. Applicant has to submit undertaking submitted in respect of recreational open space as stipulated in Regulation No.3.4, the said open space admeasuring 12,571.401 Sq. M. stand

Page 1 of 3

निगम कार्यालय: विशेष नियोजन प्राधिकरण एक्सप्रेसवे स्मार्ट सिटी प्रकल्प-१, ११ वा मजला, ए-विंग, शेल्टन सफायर, भूखंड क्र १८ आणि १९, क्रोमाच्या मार्गे,
सत्र न्यायालयाजवळ, सेक्टर १५, सी बी डी वेलापुर, नवी मुंबई - ४००६१४ दूरध्वनी: (०२२) २७५७ ५७७७

नोंदणीकृत कार्यालय: नेपियन्सी रोड, प्रियदर्शनी पार्क शेजारी, मुंबई - ४०००३६
दूरध्वनी: (०२२) २३६७ ५९०९ (०२२) २३६९ ३७८९ (०२२) २३६९ १०३०

सीआयएन: U45200MH19965GCL01586

जीएसटी: 27AAACM6833CZP

www.msrdc.in

Handwritten signature

- vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
6. The Amenity space area should not be less than 10% i.e. 12,605.563 Sq. M., these amenity spaces shall be developed by the owner for the uses mentioned in the definition of amenity. However, the Authority may insist for handing over the amenity space to the Authority by way of deed, free of encumbrances to this authority, at free of cost.
 7. These remarks shall not be considered as a proof of ownership, for any dispute in any court of law.
 8. The width of any road as shown in the layout should be kept as per the approved layout width and all the roads should be constructed in such a way that they are suitable for traffic.
 9. The Applicant/ Developer shall strictly adhere the **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37(1AA)UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.
 10. Solar powered street lights are to be installed along the roads.
 11. The Applicant/Developer shall not change the use, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
 12. This land sub-division Layout permission is based on the documents submitted by the Applicant / Developer. This Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same.
 13. This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA) UD-13 dtd. 02.12.2020 as amended from time to time.
 14. Before starting any development in individual plot, the owner shall take building permission from this office. However, in order to get such permission, owner shall have to submit separate TILR plan of each plot along with necessary documents required as per provisions of **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification no. TPS-1818/CR-236/18/18/Sec.37 (1AA) UD-13 dated 02/12/2020 as amended from time to time.
 15. The Architect / Owner shall ensure that construction and demolition waste generated during the construction process is managed in accordance with the relevant rules. If any legal disputes arise due to mismanagement of the generated construction and demolition waste, the Applicant / Owner shall be held responsible for the same
 16. It shall be the responsibility of the owner/Developer to co-ordinate the roads in the adjoining lands.
 17. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licenced Architect/Engineer.
 18. The size and location of Sub-station may be fixed in consultation of MSEDCL.

beap

19. The applicant/developer shall bound by the rules of Tree act and the applicant/developer shall be responsible for planting & growing of indigenous species trees along the roads planned in the map.
20. It shall be the responsibility of the owner/Developer to develop the Recreational Open Spaces & roads in the final layout and it will be mandatory to keep then open for all.
21. The internal roads within this approved layout and those connecting to adjacent plots shall form part of Public Street. The applicant/ Developer shall develop and maintain the same at their own cost till such time the Authority invokes the Reg. no. 3.3.11 of **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (IAA) UD-13 dtd. 02.12.2020 as amended from time to time. The applicant shall not restrain the public from using it.
22. These remarks are issued based on the 7/12 extracts, measurement map of the land records office and other documents furnished to this office.
23. The conditions stipulated in remarks by the Tehsildar, Khalapur dated 04/08/2023 related to this proposal and NOCs by various Authorities and the order of tentative permission of this office dated 07/11/2023 shall be strictly adhered to.
24. The development charges to be levied, because of the upcoming vital infrastructure project shall be communicated in due course of time and the applicant shall abide to such assessments, failure to pay the same may result in revocation of the Layout Approval, which may also include blacklisting for failure of such payments.

A Set of Certified Plans (1 Set - 2 No. of Drawings) for 'final approval to the land sub-division/ layout' is enclosed herewith.

Thanking you,

Office Copy Signed
By VC&MD
MSRDC Ltd.


Deputy Chief Planner 14.12.23
SPA-MSRDC

Office No. 022-27575777

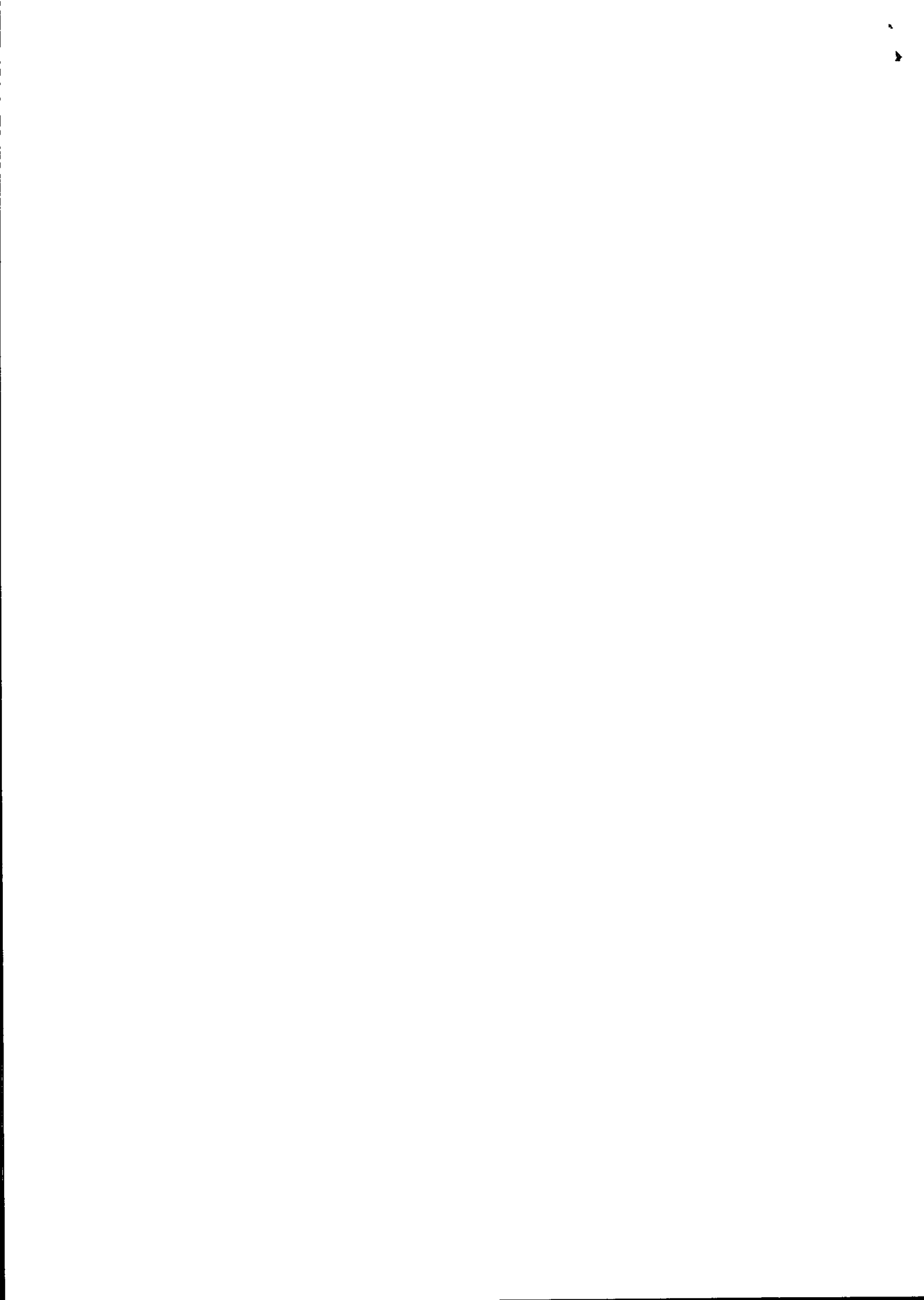
Date: 14 DEC 2023

Office Stamp:



CC to:

- 1 Er. Pranay P. Pashilkar (PMC/TP/72/2022) Office no. 06, Amrut Garden, Plot no. 103, Sector-17, Khanda Colony, Panvel (W) 410 206.
2. The District Collector, Office of the Collector, Revenue Dept, Alibag, Dist – Raigad 402201.
3. Dy. Superintendent of Land Records, near Tehsil Office Khalapur, Tal. Khalapur, Dist. Raigad- 410202.
4. Group GramPanchyat Lodhivali, At. Post- Lodhivali, Tal.- Khalapur, Dist.- Raigad 410 206.





ADV. TEJASWINI KAILAS WADEKAR
BLS.LLB

Shop No. 11 , Appa Gore Sankul, Khalapur, Tal-Khalapur,
Dist-Raigad 410 202
Contact:- 9284701930/ 9325660470

Coordinates:-

Contact Number: 9284701930
Email Address: adv.tejaswini11@gmail.com

To,
MahaRERA
Housefin Bhavan,
Plot No. C-21, E- Block,
Bandra Kurla Complex,
Bandra (East)
Mumbai- 400 051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to:

Property being all that piece and parcel of Lands bearing Survey Nos. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 of Village Nadhal, more particularly described below, collectively approximately 36.47.90 Acres or equivalent to 147690 square meters, situate, lying and being at Village Nadhal, Taluka Khalapur, District Raigad within the Sub-Registration District of Khalapur, owned by Riyasat Infra Developers Private Limited (hereinafter referred to as "The Riyasat Sankalp").

The Riyasat Sankalp shall hereinafter collectively referred to as the "Said Property".

I have investigated the title of the Said Property i.e. The Riyasat Sankalp (defined hereinabove) on the request of The Riyasat Sankalp and the following documents i.e.:-

Tejaswini Wadekar



ADV. TEJASWINI KAILAS WADEKAR
BLS.LLB

Shop No. 11 , Appa Gore Sankul, Khalapur, Tal-Khalapur,
Dist-Raigad 410 202
Contact:- 9284701930/ 9325660470

- 1) **Description of the property:** I have issued 13 (Thirteen) separate Title Certificates, all dated 01st October, 2023 in respect of **The Riyasat Sankalp** in favour of the respective owners i.e. Riyasat Infra Developers Private Limited. The description of the lands owned by the respective Companies is as mentioned in their respective Title Certificates.
 - 2) **The documents of allotment of plot:** As mentioned in 13 (Thirteen) Title Certificates all dated 01st October, 2023 issued in favour of the respective owners i.e. Riyasat Infra Developers Private Limited in respect of portion of Lands owned by them i.e. **The Riyasat Sankalp**.
 - 3) **7/12 Extracts and Mutation Entries:** As mentioned in 13 (Thirteen) Title Certificates all dated 01st October, 2023 issued in favour of the respective owners i.e. Riyasat Infra Developers Private Limited in respect of portions of Lands owned by them i.e. **The Riyasat Sankalp**.
 - 4) **Search Report for 30 Years from 1994 – 1st October 2023,** Search Receipts bearing Nos. 1244, 1247, 1346, 1255, 1256, 1273, 1347, 1257 and 1258 all dated 08th June, 2023
- 2) On perusal of the documents and all other relevant documents relating to the title of the Said Property as mentioned in our 13 (Thirteen) Title Certificates, all dated 1st October 2023 (annexed hereto) I am of the opinion that:

Riyasat Infra Developers Private Limited holds clear, marketable and valid rights and interest in respect of the **The Riyasat Sankalp** as the Owner thereof, subject to the encumbrances mentioned in the Title Certificate dated 01st October, 2023 issued in favour of Riyasat Infra Developers Private Limited

Tejaswini Kailas Wadekar



ADV. TEJASWINI KAILAS WADEKAR
BLS.LLB

Shop No. 11 , Appa Gore Sankul, Khalapur, Tal-Khalapur,
Dist-Raigad 410 202
Contact:- 9284701930/ 9325660470

OWNERS OF THE SAID PROPERTY:

i. Riyasat Infra Developers Private Limited

The Riyasat Sankalp i.e. Property being all that piece and parcel of Lands bearing Survey Nos. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 of Village Nadhal, more particularly described in the table below. collectively admeasuring approximately 36 47.90 Acres or equivalent to 147690 square meters,, situate, lying and being at Village Nadhal, Taluka Khalapur, District Raigad within the Sub-Registration District of Khalapur.

| Sr. No | Name Of Village | Survey No /Hissa No | Area In Square Meters | Area | |
|--------|-----------------|---------------------|-----------------------|----------------|--------|
| | | | | In H-R-P Acres | In |
| 1 | Nadhal | 146/1 | 2350 | | |
| 2 | Nadhal | 146/2 | 180 | 0.23.50 | 0.58 |
| 3 | Nadhal | 146/4 | 2500 | 0.18.00 | 0.044 |
| 4 | Nadhal | 146/5 | 3010 | 0.25.00 | 0.618 |
| 5 | Nadhal | 146/6/A | 46080 | 0.30.10 | 0.743 |
| 6 | Nadhal | 152/1 | 1450 | 0.46.08 | 11.382 |
| 7 | Nadhal | 152/2 | 350 | 0.14.50 | 0.358 |
| 8 | Nadhal | 153 | 36200 | 0.03.50 | 0.086 |
| 9 | Nadhal | 154 | 6780 | 36.20.00 | 8 941 |
| 10 | Nadhal | 156/1 | 100 | 0 67.80 | 1.675 |
| 11 | Nadhal | 156/3 | 19710 | 0 10.00 | 0 025 |
| 12 | Nadhal | 158/2/A | 20360 | 19 71.00 | 4.868 |
| 13 | Nadhal | 159/2 | 8620 | 20.36.00 | 5.029 |
| | | | | 0.86.20 | 2.129 |

Qualifying comments/remarks, if any

(Signature)



ADV. TEJASWINI KAILAS WADEKAR
BLS.LLB

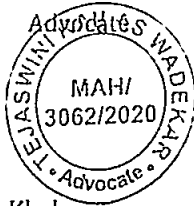
Shop No. 11 , Appa Gore Sankul, Khalapur, Tal-Khalapur,
Dist-Raigad 410 202
Contact:- 9284701930/ 9325660470

- 3) The Title Certificates reflecting the flow of Said Property in favour of its respective owners are annexed hereto as 'Annexure A1' as per the below table.

| Sr. No | Name Of Village | Survey No /Hissa No | Area In Square Meters | Area | |
|--------|-----------------|---------------------|-----------------------|----------------|--------|
| | | | | In H-R-P Acres | In |
| 1 | Nadhal | 146/1 | 2350 | 0.23.50 | 0.58 |
| 2 | Nadhal | 146/2 | 180 | 0.18.00 | 0.044 |
| 3 | Nadhal | 146/4 | 2500 | 0.25.00 | 0.618 |
| 4 | Nadhal | 146/5 | 3010 | 0.30.10 | 0.743 |
| 5 | Nadhal | 146/6/A | 46080 | 0.46.08 | 11.382 |
| 6 | Nadhal | 152/1 | 1450 | 0.14.50 | 0.358 |
| 7 | Nadhal | 152/2 | 350 | 0.03.50 | 0.086 |
| 8 | Nadhal | 153 | 36200 | 36.20.00 | 8.941 |
| 9 | Nadhal | 154 | 6780 | 0.67.80 | 1.675 |
| 10 | Nadhal | 156/1 | 100 | 0.10.00 | 0.025 |
| 11 | Nadhal | 156/3 | 19710 | 19.71.00 | 4.868 |
| 12 | Nadhal | 158/2/A | 20360 | 20.36.00 | 5.029 |
| 13 | Nadhal | 159/2 | 8620 | 0.86.20 | 2.129 |

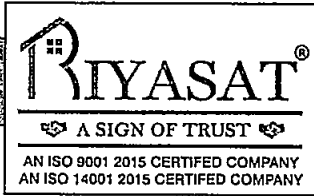
Yours truly,

Tejaswini Kailas Wadekar



Place- Khalapur

Date-



Riyasat Infra
DEVELOPERS PVT. LTD.

To:
The Asst. General Manager
State Bank of India
Mumbai

Madam/Dear Sir,

I/We RIYASAT INFRA DEVELOPERS PRIVATE LIMITED, here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Shri/Smt. **Abhishek Tiwari S/O Akhilanand Tiwari** here in after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale deed Agreement dated **17-01-2025**

Description of the property:

Project Name- **THE RIYASAT SANKALP**

Plot No- **303**

Street No./Name-Old Mumbai Pune Highway

Locality Name-Nadhah

Area Name-Under Raigad District

City Name- Raigad

Pin Code-410202

2. That the agreement of **Rs. ₹ 62,68,976 /-** has been done between RIYASAT INFRA DEVELOPERS PRIVATE LIMITED. and **Abhishek Tiwari S/O Akhilanand Tiwari**, under and sale deed date **17-01-2025** **Abhishek Tiwari S/O Akhilanand Tiwari** has paid an amount of **Rs. ₹ 14,68,976/-** and a sum of **₹ 48,00,000 /-** remains to be paid towards the cost of the said flat/plot.

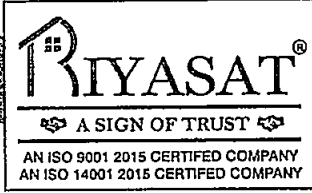
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (here in after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due

riyasat.mumbai2023@gmail.com

Head Off: 709, Okay Plus, Sector - 7, Mansarovar, Jaipur - 302020 (Raj)
Branch Off: CENTRE POINT situated at S. No. 34-A, Kolkh, Mumbai-Pune Highway, Pallaspat Phata, Panvel-Dist. Raigad - 410221



Riyasat Infra
DEVELOPERS PVT. LTD.

and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring

Name of the Beneficiary of Account- RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

Name of the Bank- Kotak Mahindra Bank Ltd

Branch Name- New Panvel

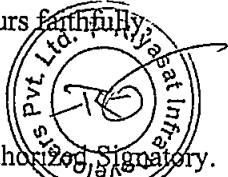
Account Number- 6049277359

IFSC Number- KKBK0002064

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C _____ and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide **Board of Resolution**

Yours faithfully,



Authorised Signatory.

Name - Narendra Jangir

Designation - Assistant Manager

Place - Panvel

Date -23-01-2025

riyasat.mumbai2023@gmail.com

Head Off: 709, Okay Plus, Sector -7, Mansarovar, Jaipur - 302020 (Raj)

Branch Off: CENTRE POINT, situated at S.No. 34-A, Kolkh, Mumbai-Pune Highway, Pallaspa Phata, Panvel, Dist: Raigad - 410221

17/01/2025

सूची क्र.2

दुय्यम निबंधक दु नि खालापूर

दस्तावेज क्रमांक 368/2025

नोंदणी

Regn 63m

गावाचे नाव : नढाळ

| | |
|---|--|
| (1) विलेखाचा प्रकार | सेल डीड |
| (2) मोबदला | 6011500 |
| (3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 466960 |
| (4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव-रायगड इतर वर्णन , इतर माहिती. मांजे नढाळ तालुका खालापूर जिल्हा रायगड येथील प्रोजेक्ट नात्र द रियामत संकल्प दे सळें न 153/प्लॉट न /303 क्षेत्र 1.04.00 आर चौ मी आकार 10 40 रु पे या विनथेती मिळवतीचे असे((Survey Number 153/प्लॉट नं/303 ;)) |
| (5) क्षेत्रफळ | 1) 1 0400 आर.चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पध्दतीचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता | 1) नाव-रियासत इन्फ्रा डेव्हलपर्स प्रा लिमिटेड ज्या तर्फे अधिभूत स्वाक्षणीकर्ता पुणेद्र कुमार गंजी वय -34, पत्ता -प्लॉट न -, भाळा न -, इमारतीचे नाव इमारतीचे नाव गेंटर पौडट, दुसरा मजला, पळम्पे फ.1.1.1, पगवेन, रायगड, ब्लॉक न -, रोड न -, महाराष्ट्र, RAIGARH(MH) पिन कोड -410206 पं न -AAKCR9676A |
| (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता | 1) नाव -अभिषेक विवागी वय -35, पत्ता -प्लॉट न -, भाळा न -, इमारतीचे नाव इमारतीचे नाव गीनिया, गीनिया, गोपालगज, विहार, ब्लॉक न -, रोड न -, विहार, गोपालगज पिन कोड -841427 पं न - ANEPT3235H |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 17/01/2025 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 17/01/2025 |
| (11) अनुक्रमांक, पड व पृष्ठ | 368/2025 |
| (12) वाजारभावप्रमाणे मुद्रांक शुल्क | 360700 |
| (13) वाजारभावप्रमाणे नोंदणी शुल्क | 30000 |
| (14) श्रेण | |

मुल्याकनामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -

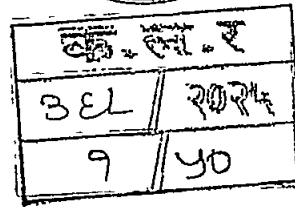
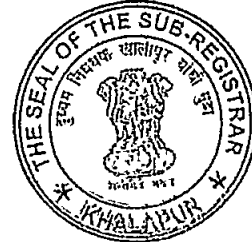
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i) or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995



17/01/2025
दुय्यम निबंधक खालापूर

| मूल्यांकन पत्रक (ग्रामीण क्षेत्र-खुली जमीन) | |
|--|-----------------------------|
| Valuation ID : 202501179354 | 17 January 2025 05:22:57 PM |
| मूल्यांकनाचे वर्ष | 2024 |
| जिल्हा | रायगड |
| तालुका | खासापुर |
| गावाचे नाव | नटाळ |
| क्षेत्राचे नाव | Rural |
| विभागाचे नाव | 7 |
| सर्वे नंबर/गट नंबर | 153 |
| मूल्यदर | Rs.4490/- |
| मिळवणीचा प्रकार | खुली |
| जमिनीचा प्रस्तावित वापर | विनशेती जमिनी/ग्रॅंड |
| जमिनीचा दर | Rs.4490/- |
| मिळवणीचे क्षेत्र | 104 चौ मीटर |
| नोजमनाचे एकक | चौ मीटर |
| Zone Change Primary Notification. No | |
| Rules Applicable | 23 A |
| <p>1 104चौ, मीटर क्षेत्रासाठी वार्षिक मूल्य दरदर 100 % मूल्य दर =4490/-</p> <p>104चौ मीटर क्षेत्रासाठी मूल्य = 104 * 4490</p> <p>= 466960/-</p> | |
| <p>जमिनीचे एकत्रित अंतिम मूल्य = मिळवणीचे क्षेत्र (1) मूल्य + मिळवणीचे क्षेत्र (2) मूल्य</p> <p>=466960 + 0</p> <p>= Rs.466960/-</p> <p>= ४६६९६० सहास्रशत हजार मऊ चौ साठ/-</p> | |

Home Print

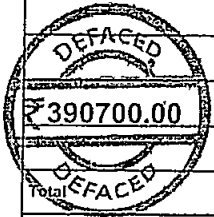




CHALLAN
MTR Form Number-6



| | | | | | | | | | |
|-----------------------------|--------------------|---------|-----------|--|-----------------------------------|---------------------|---------|------|--|
| GRN | MH014462717202425P | BARCODE | [Barcode] | | Date | 16/01/2025-16:56:32 | Form ID | 25 1 | |
| Department | | | | | Inspector General Of Registration | | | | |
| Type of Payment | | | | | Stamp Duty | | | | |
| Office Name | | | | | KLR_KHALAPUR SUB REGISTRAR | | | | |
| Location | | | | | RAIGAD | | | | |
| Year | | | | | 2024-2025 One Time | | | | |
| Account Head Details | | | | | Amount In Rs | | | | |
| 0030046401 Stamp Duty | | | | | 360700 00 | | | | |
| 0030063301 Registration Fee | | | | | 30000 00 | | | | |
| Total | | | | | 3,90,700 00 | | | | |
| Payment Details | | | | | STATE BANK OF INDIA | | | | |
| Cheque/DD Details | | | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque/DD No | | | | | Bank CIN | | | | |
| Name of Bank | | | | | Bank Date | | | | |
| Name of Branch | | | | | Bank-Branch | | | | |
| | | | | | Scroll No . Date | | | | |



Department ID: 8504995049
 NOTE- This challan is valid for document to be registered in Sub Registrar office only. Not valid for all registered document.
 सधर चालन केवल मुख्य न्यायालय कार्यालय को दर्ज कराने के लिए प्रयोग किया जा सकता है। नोट- यह चालन केवल उप-रजिस्ट्रार कार्यालय में ही प्रयोग किया जा सकता है।

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Defacement Amount |
|-------------------------|--------------|------------------|---------------------|-------------------|
| 1 | (IS)-462-368 | 0008025210202425 | 17/01/2025-17 25 17 | 30000 00 |
| 2 | (IS)-162-368 | 0008025210202425 | 17/01/2025-17 25 17 | 360700 00 |
| Total Defacement Amount | | | | 3,90,700.00 |

2 / 40

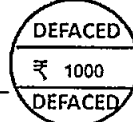


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0125167118203 Receipt Date 17/01/2025

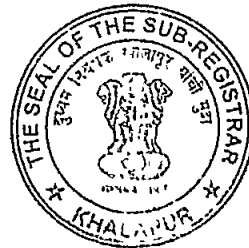
Received from ABHISHEK TIWARY, Mobile number 8504995649, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 368 dated 17/01/2025 at the Sub Registrar office S.R. Khalapur of the District Raigarh.



Payment Details

| | |
|-------------------------------|-------------------------|
| Bank Name ICICIC | Payment Date 16/01/2025 |
| Bank CIN 10004152025011617174 | REF No. 0958011877 |
| Deface No 0125167118203D | Deface Date 17/01/2025 |

This is computer generated receipt, hence no signature is required



| | |
|----------|------|
| २५.०१.२५ | |
| 368 | 2024 |
| 3 | 40 |



CHALLAN
MTR Form Number-6



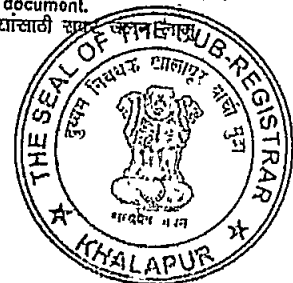
| | | | | | | | | |
|----------------------|-----------------------------------|---------------------|-----------|---------------------------|---|----------------------|-----------------------|-------|
| GRN | MH014482717202425P | BARCODE | [Barcode] | | Date | 16/01/2025-16:56:32 | Form ID | 25 1 |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Stamp Duty | | | TAX ID / TAN (If Any) | | | | |
| | | | | PAN No.(If Applicable) | ANEPT3235H | | | |
| Office Name | KLR_KHALAPUR SUB REGISTRAR | | | Full Name | ABHISHEK TIWARY | | | |
| Location | RAIGAD | | | Flat/Block No. | SURVEY NO. 153/PLOT NO/303 | | | |
| Year | 2024-2025 One Time | | | Premises/Bulding | | | | |
| Account Head Details | | Amount in Rs. | | Road/Street | NADHAL, TAL-KHALAPUR, DIST-RAIGAD | | | |
| 0030046401 | Stamp Duty | 360700.00 | | Area/Locality | NADHAL | | | |
| 0030063301 | Registration Fee | 30000.00 | | Town/City/District | | | | |
| | | | | PIN | 4 | 1 | 0 | 2 0 6 |
| | | | | Remarks (If Any) | PAN2=AAKCR9678A-SecondPartyName=RIYASAT INFRA DEVELOPERS PVT LTD- | | | |
| Total | | | | Amount in Words | Three Lakh Ninety Thousand Seven Hundred Rupaes Only | | | |
| Payment Details | | STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | | |
| Cheque/DD Details | | | | Bank CIN | Ref. No. | 10000502025011607824 | 3802325813625 | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 16/01/2025-16.56.49 | Not Verified with RBI | |
| Name of Bank | | | | Bank-Branch | STATE BANK OF INDIA | | | |
| Name of Branch | | | | Scroll No. , Date | Not Verified with Scroll | | | |

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंद घेतलेले दस्तऐवज केवळ उपस्थित नोंदणी कार्यालयात नोंदणी करायच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करायच्या दस्तऐवजासाठी लागू नाही.
 Mobile No. : 8504995649

For Riyasat Infra Developers Pvt. Ltd.

[Signature]
 Authorised Signatory

[Signature]



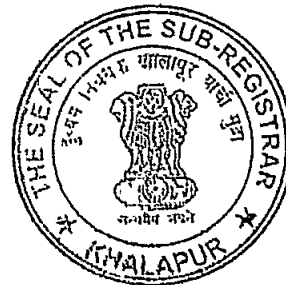
Stamp with handwritten numbers: 8504995649, 16/01/2025 05:04:10, 8, 50

| Department of Stamp & Registration, Maharashtra | |
|--|--------------------|
| Receipt of Document Handling Charges | |
| PRN 0125167118203 | Date 16/01/2025 |
| Received from ABHISHEK TIWARY, Mobile number 8504995649, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Khalapur of the District Raigarh. | |
| Payment Details | |
| Bank Name ICICIC | Date 16/01/2025 |
| Bank CIN 10004152025011617174 | REF No. 0958011877 |
| This is computer generated receipt, hence no signature is required | |

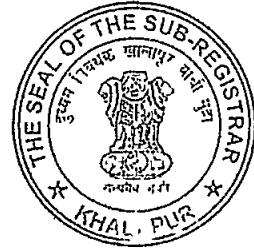
For Riyasat Infra Developers Pvt. Ltd.

 Authorised Signatory

Abhishek



| | |
|----------|------|
| ₹ 1000/- | |
| BE/L | 2024 |
| 4 | 50 |



| | |
|-------|------|
| क.ल.र | |
| 3EL | 2024 |
| E | 190 |

SALE DEED

THIS SALE DEED is executed on this 17th day of January, 2025 at Khairatpur

BY AND BETWEEN

Riyasat Infra Developers Private Limited having CIN No U70109RJ2021PTC074734, PAN No AAKCR9676A, Email ID: accounts.mumbai@riyasatinfra.com through authorized signatory Pushpendra Kumar Saini having Aadhar no. 2564 2564 3181, Indian Inhabitant, Age about 34 Years (as per the Board Resolution dated 01st December 2023), Registered Office- 709, Okay Plus, Sector-7, Mansarovar, Jaipur, 302020, Branch office - Plot no. 34-A, Center Point, Second Floor, Kolkhe, Mumbai- Pune Highway, Palaspe Phata, Panvel, Raigad, 410 206 hereinafter called "VENDOR", Which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said PROMOTOR as well as, their heirs, Legal Representatives, Assigns, Executors, Administrators, Successors of the FIRST PART,

For Riyasat Infra Developers Pvt. Ltd.


Authorized Signatory



AND

Mr. ABHISHEK TIWARY, S/O AKHILANAND TIWARY, Aged about 35 years, occupation: Service, residing at: GAUSIA, GAUSIA, GOPALGANJ, BIHAR - 841427, having PAN no: ANEPT3235H, UID No: 5105-8465-0058.

Hereinafter called "PURCHASER/ PURCHASERS" which expression shall unless repugnant to the context or meaning thereof, always mean and include the said buyers as well as their legal heirs, legal representatives, assigns, executors, administrators, successors of the SECOND PART.

The Vendor and the Purchaser are collectively referred as 'Parties' and individually as 'Party'.

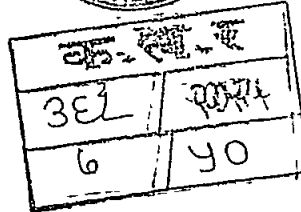
INTERPRETATIONS/DEFINITIONS:

In this Deed, the following expressions unless repugnant to the context shall have the meaning assigned thereto -

- (i) "Act" means the Real Estate (Regulation and Development) Act, 2016.
- (ii) "RERA Rules" means Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017
- (iii) "Authority" means Maharashtra Real Estate Regulatory Authority or other Authority/Local Department as applicable.
- (iv) "Sanctioned Layout Plan" means duly sanctioned and approved layout vide the letter no. MSRDC/SPA/BP-542/Layout Approval/2023/2058 dated 14th December 2023 ("Sanctioned Layout Approval") with allotted/ascribed FSI/TDR thereon issued by the Maharashtra State Road Development Corporation ("MSRDC")
- (v) "Project" means "THE RIYASAT SANKALP" project registered under the norms of the Act and Rules having MahaRERA registration no. P52000054353.
- (vi) "Plot/Unit" means the plot no. whether residential or commercial for which this sale deed has been executed between the parties
- (vii) "Site Plan" means that of the Land being purchased by the Purchaser under this sale deed.
- (viii) "Date of Offer of Possession" means the date of intimation letter by which the Vendor intimate the Purchasers/Society to take possession of the project, once the plots are ready for use and occupation

For Riyasat Infra Developers Pvt. Ltd.

T. K. Sankar
Authorised Signatory



(ix) "Project Management Company" OR "PMC" means the arrangement made by the Promoter in order to take care of the Project and its common amenities whether such keeping of the project is being done by the Promoter itself or any other company arranged or assigned by the Promoter.

(x) "Association of Purchasers" OR "Society" shall mean and includes the association/society, by whatever name called, of the purchasers of the plots in the whole project, which shall be formed or to be formed by the purchasers as per the requirement of clause (e) of sub section (4) of section 11 of the Act for the management /the common facilities in the project.

WHEREAS

A) Whereas the Vendor is the sole and absolute owner of the Non-agriculture land situated at all that piece and parcel of land bearing survey no. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 admeasuring 147690 Sq. Mtrs. lying and being at village Nadhal, Taluka Khalapur, District Raigad, Maharashtra (hereinafter referred as "Project Land") and is exclusively entitled to develop the plotting project on the said project land.

B) Whereas the development of the Project titled "THE RIYASAT SANKALP" on the said Project land including the currently allotted/ascribed FSI/TDR thereon is duly sanctioned and approved vide the Layout Approval No. MSRDC/SPA/BP-542/Layout Approval/2023/2058 dated 14th December 2023 ("Sanctioned Layout Approval") issued by the Maharashtra State Road Development Corporation ("MSRDC"). The Sanctioned Layout Plan of the project is annexed as ANNEXURE "A".

C) Whereas the project titled "THE RIYASAT SANKALP" on the project land has been registered as a "real estate project" under the provisions of Section 5 of Act read with the provisions of the RERA Rules with the Maharashtra Real Estate Regulatory Authority bearing Registration No. P52000054353

D) Whereas the vendor has the exclusive right to develop the said project land by plotting of the said project land into various plots and other permitted structures thereon, as per the approved layout plots by the concerned authority, the Maharashtra State Road Development Corporation ("MSRDC") and the project to be known as "The Riyasat Sankalp" and to sell such plots to the prospective purchasers thereof under the provision of the Transfer of Property Act.



For Riyasat Infra Developers Pvt. Ltd.

K.K. Senani
Authorised Signatory

| | |
|----------|------|
| वस. ल. र | |
| 3EL | 2024 |
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Mishra

E) The Purchaser, after satisfying himself as regards the title of the vendor to the said project land, and the approved layout of plots and other features in details is desirous of purchasing a Non-Agricultural Plot No 303, covering the admeasuring area of 104 Sq. Mtrs (hereinafter referred as "Plot/Unit") which is a part of registered and approved RERA project named "THE RIYASAT SANKALP" and more particularly described in SCHEDULE "A". The site plan for concerned Unit/Plot is annexed as ANNEXURE "B", The Plot No, 303 described in the Revenue Record as:

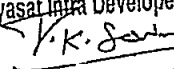
| Plot | Survey No. | Area | Assessment | |
|------|-----------------|------------|------------|----|
| | | Arc. Sq. M | Rs. | P. |
| 303 | 153/Plot No/303 | 1.04 00 | 10.40 | |

F) Whereas the Vendor represented to the Purchaser that the said project are free from all encumbrances and is clear and marketable title and the vendor has further represented that there is no proceeding or action, of nature what so ever, initiated or likely to be initiated by State Government, Central Government or any autonomous body or any third person or persons and that there are no tenants occupying the said land.

G) AND WHEREAS all the prerequisites for the said transaction are completed and therefore the parties have now decided to complete the transaction by this sale deed, which is being executed.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in consideration of a sum of Rs. 60,11,500/- (In Words Sixty Lakhs Eleven Thousand and Five Hundred Rupees Only), being the entire consideration for plot payable by the purchaser to the vendor under these presents. Vendor hereby sells, conveys, assigns and transfers by way of absolute sale all that plot no.303 in the project known as "The Riyasat Sankalp" at village: Nadhal, Taluka: Khalapur, District Raigad, hereunder written and shown in the site plan annexed hereto as Annexure "B" (hereinafter called the "the said plot") together with all compounds, sewers, drains, ditches, fences, trees, paths, passages, waters, water courses, plants, lights, liberties, easements, profits, privileges, advantages, rights, whatsoever on the said plot belonging to or in any ways appertaining to with the same or any part thereof now or at any time hereto usually held, used, occupied, or enjoyed or reputed or knowing to be appurtenant thereto in favor of the purchaser after complete satisfaction of title and authority of the said plot

For Riyasat Infra Developers Pvt. Ltd.

 Authorised Signatory

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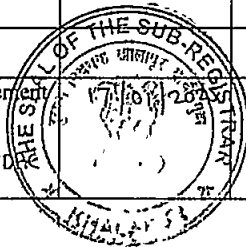


303 to hold the same as absolute owner thereof, on the terms and conditions as mentioned herewith. The Purchaser has paid Rs.14,08,861/- (In words Fourteen Lakhs Eight Thousand Eight Hundred and Sixty One Rupees only) as advance against the said plot, the receipt whereof the vendor hereby acknowledges.

2. The above amount of Rs.14,08,861/- (In words Fourteen Lakhs Eight Thousand Eight Hundred and Sixty One Rupees only) received as advance against the said plot includes Rs.2,01,503/- (In Words Two Lakhs One Thousand Five Hundred and Three Rupees Only) as security deposit for common area maintenance services and Rs.55,973/- (In Words Fifty Five Thousand Nine Hundred and Seventy Three Rupees Only) towards corpus fund to the vendor, which shall be transferred to the association of purchasers only after the deduction of the actual common area maintenance charges incurred by the vendor starting from the date of offer of possession to the date of the handover of the maintenance charge to the association of purchasers and further security deposit and corpus fund shall not carry any interest and shall be retained and utilized as required / necessary by the vendor until the formation of the association of purchasers and till the handover of the maintenance charges to such association of purchasers.

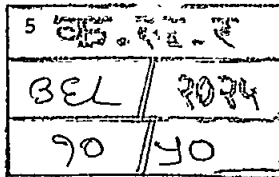
3. Payment Schedule of Plot no. 303

| Sr no. | Cheque No./RTGS/NEFT/DD no | Date | Clearing Date | Amount (Rs) |
|--------|--|------------|---------------|--------------|
| 1. | NEFT N239243226374878 | 26/08/2024 | - | 50,000/- |
| 2. | NEFT N241243229112027 | 28/08/2024 | - | 1,50,000/- |
| 3. | NEFT N335243424810006 | 30/11/2024 | - | 5,00,000/- |
| 4. | RTGS HDFCR52024113066613760 | 30/11/2024 | - | 5,00,000/- |
| 5. | RTGS HDFCR52024120166607397 | 01/12/2024 | - | 2,08,861/- |
| 6. | TDS deposited through | | - | |
| | (a) Form 26QB Acknowledgement No. AL 21313740 CIN No 25011700054040HDC | | - | 60,115/- |



For Riyasat Infra Developers Pvt. Ltd.

V.K. Sankar
Authorised Signatory



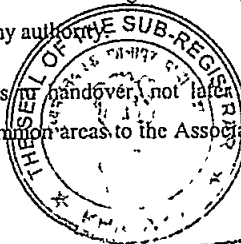
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| 7. | BALANCE AMOUNT PAYABLE | Within 30 days from the date of execution of this sale deed | - | 48,00,000/- |
| | TOTAL | | | 62,68,976/- |

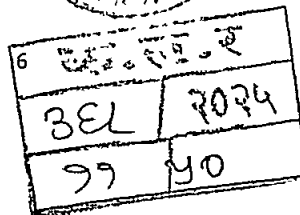
Note (a) The balance amount payable of Rs. 48,00,000/- (In words Forty-Eight Lakhs Rupees Only) shall be paid on or before 30 days from the date of execution of this sale deed.

Note (b) The above total of Rs. 62,68,976/- includes amount of Rs. 2,01,503/- as security deposit for common area maintenance projected for 5 years and Rs. 55,973/- towards corpus fund.

4. In reference to above-mentioned schedule, it is agreed that if balance payment is not received on or before the due date, the Vendor shall have the right, at their sole discretion, to cancel this Sale Deed.
5. The balance amount payable of Rs. 48,00,000/- (In words Forty-Eight Lakhs Rupees Only) is consideration towards plot
6. That the absolute title, right and interest with all easements only in respect of the said plot hereby sold shall vest in the Purchaser hereinafter and presently no right of easement of any kind is available to any other person or persons, to restrict the purchaser's right of use and enjoyment of the plot sold in any manner whatsoever.
7. The Purchaser declare that all payments have been made from his sources and in case of non-clearance of all the cheque in vendor's favor, the sale deed will stand null & void and purchaser will not have any claim on the said plot.
8. That Vendor has handed over quiet, vacant and peaceful possession of the said plot to the purchaser on the date of execution of this sale deed.
9. That the said plot hereby sold is free from all sorts of encumbrances, liens, attachments, mortgages, transfers and charges etc. and the same is neither under any acquisition nor subject matter of any dispute with any third person and no litigation in respect of the title of the vendor is pending in any court of law or with any authority.
10. That the vendor agrees and undertakes to handover, not later than 60 days the necessary documents, and plans, including the common areas to the Association of Purchasers once it is formed



For Riyasat Infra Developers Pvt. Ltd.
P.K. Senani
 Authorised Signatory

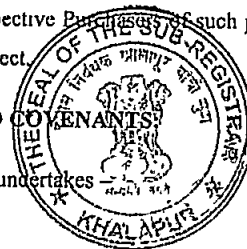


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11. That from the date of offer of possession, the purchasers shall be liable to pay proportionate actual common area maintenance charges (calculated after adjusting the maintenance charges already paid by Purchaser), incurred in the ratio of their plot's constructed area at any given point of time, to the vendor/PMC towards such maintenance charges, till the formation of the society and maintenance charge handed over to the society, and thereafter, all purchasers shall pay the same to the society, however such maintenance charges payable shall be adjusted from the maintenance security fund till the time it is available with the vendor/society.
12. That the Purchaser/s have vide Consent Letter dated 17/01/2025 (hereinafter referred to as "the Said Consent Letter"), a copy of which is annexed hereto as ANNEXURE "C", granted their express consent to FIRST PART, under Section 14 of the RERA Act and other provisions of Applicable Law, to amend, alter or modify the Sanctioned Layout Plans and permissions obtained or issued or to be issued or obtained in future in respect of the said project. Notwithstanding anything contained in the consent letter, the Vendor agrees and warrants to the Purchaser that Vendor shall not carry out any alteration, amendment, modification in the Sanctioned Layout Plans which will impact Purchasers right, title, interest in the said plot and/or Purchaser's right to peacefully occupy and enjoy the said plot. In the event if Vendor fails to comply with the provisions of this clause the Purchaser shall be entitled to revoke, modify the consent letter granted herein
13. That to alter, amend the location, area, orientation of the Amenity Plots and within the project and/or to amalgamate and include as part of the said project, any adjoining lands which may be acquired by the Promoter from time to time whether by way of sale, exchange, development rights, joint venture or otherwise howsoever as they may deem fit and proper in their sole and absolute discretion; and for the aforesaid purposes for that purpose, Vendor shall be entitled to amend the Sanctioned Layout Plan and Tentative Layout plan and that upon such amalgamation or alteration (i) the scope, size, orientation, number of plots (save and except the Plot agreed to be sold hereunder), row-house plots, infrastructure like common roads and common areas and amenities be realigned, varied and modified and/or (ii) access for the purposes of ingress and egress shall be given to such plots from the common internal roads; and/or (iii) all the common infrastructure and/or common areas and amenities in respect of the Project shall also be used by the prospective Purchasers of such plots along with the plot/row house/apartment Purchasers of the Project

14. PURCHASERS REPRESENTS AND COVENANTS

The purchaser's hereby covenants and undertakes



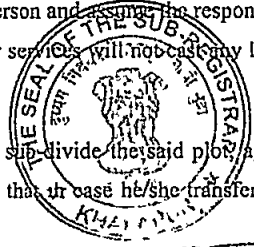
For Riyasat Infra Developers Pvt. Ltd.

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- i) The Purchaser shall not use the said plot other than the approved purposes or for which it is taken and shall not use it for any illegal or immoral purposes. In the case of violation of this condition, the vendor / society, as the case may be shall be entitled to take steps to enforce the conditions laid down in this clause apart from its right to claim damages from the Buyer and the right to take such other action or seek such other legal remedy as it may decide for restraining the purchaser from making a use of the plot prohibited by this sale deed.
- ii) That the Purchaser shall not use the said plot for any purpose which may cause nuisance or annoyance to the purchasers of other plots in the project nor shall install any machinery which may create sound, noise or vibration or which may in any manner cause damage or injury to the structure of the project and other plots or any portion thereof.
- iii) That the Purchaser shall not do or suffer anything to be done in or about the said plot which may tend to cause damages to any other plot/common area/roads/streets in the project or in any manner interfere with the use thereof or of any open space, garden/park, amenities available for common use.
- iv) That the Purchaser shall not do or suffer anything to be done in or about the plot which may tend to cause damage to any space adjacent to the plot in any manner nor shall use any articles or machinery which are heavy or can endanger or damage the structure of the other plot and project or any part thereof
- v) To abide by the covenants herein agreed and ensure that they shall be made binding legally on the occupiers/lessces as a part of the terms and conditions between the purchaser and the occupiers/lessees and defaults of the occupiers/lessees shall be treated as that of Purchaser.
- vi) To enable the vendor/PMC/Society, to deal effectively with the security of the project and maintenance of order therein, the entry should be regulated. For this purpose, the purchaser agrees that vendor/PMC/Society shall be free to restrict and regulate the entry of visitors/anyone into the project whom it considers undesirable. In case of insistence, the security staff of the project will be at liberty to call upon the purchaser/occupant to come personally and escort the person and assume the responsibility of escorting them out as well. The provision of security services will not cast any liability of any kind upon the vendor/PMC/Society.
- vii) The Purchaser undertakes not to sub-divide the said plot, agreed to be sold to him/her. The purchaser further undertakes that in case he/she transfer his/her right and interest in



For Riyasat Infra Developers Pvt. Ltd.
K. Sankar
 Authorised Signatory

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the said plot, in favour of any person/promoter by way of sale, mortgage, tenancy, license, gift or in any other manner, such person/promoter so intended by the purchaser shall also be bound by the terms and conditions of this sale deed and any other covenants decided their of by the vendor or the society.

- viii) The Purchasers undertake that they will maintain project name as "The Riyasat Sankalp" and shall always maintain the signage board and led boards where ever affixed in the said project.
- ix) The Purchaser shall be entitled to make use of the common roads, passages and other common areas in the Project, in common with other Purchasers in the 'Project' and shall not cause any obstruction of the free passage and movement in such common areas. The Purchaser shall not cause any obstruction of free movement of men, materials and vehicles in the internal roads, passages and any common areas by placing any materials/vehicles/articles or otherwise The Vendor is free to enter upon the plot for laying common services including electricity, water and sanitary connections and the purchaser shall not meddle with the same any time
- x) The Purchaser declares that, whosoever whether Promoter/PMC/Society is obligated to maintain the Project, before or at present or in future, as the case may be, the purchaser shall cooperate with the Maintenance and upkeep.
- xi) The Purchaser shall not object to the enjoyment of the remaining plots by the other purchasers in the Project. The Purchaser shall pay the stipulated property taxes, cesses, CAM charges, charges levied on streetlights, security, repair and maintenance and applicable taxes. The Purchaser confirms to pay in its respective ratio if any additional development charges and/or vital structure charges and/or whatever named called be levied by the Authority
- xii) The Purchaser agrees and acknowledges that the Promoter shall have the unconditional and irrevocable right to sell, transfer, lease, encumber and/or create any right, title or interest in the unsold plots without any consent/no-objection of any nature whatsoever in this regard from and payment of any transfer fees to the Association and such purchaser of such unsold plot/s shall deemed to be a member of the Association/ Organization. Where consents and, or, permissions may be required from the Association/ Organization pursuant to Applicable Law (illustratively, for electricity) the Purchaser shall cause the Association to issue such consents and, or, permissions forthwith on request.
- xiii) The Purchaser agrees and acknowledges that it shall forthwith admit any purchasers of

For Riyasat Infra Developers Pvt. Ltd.

V. K. Sankalp
Authorized Signatory

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plots in the Project and shall forthwith execute any other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold plots/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and/or Infrastructure at par with any other member of the Association.


- xiv) The Purchaser, if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act and Rules made thereunder or any statutory amendment(s) / modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill his obligations under this Sale Deed. Any refund, transfer of security, if provided in terms of this Sale Deed shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA as amended from time to time. The Promoter accepts no responsibility/liability in this regard. The Purchaser shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Sale Deed, it shall be the sole responsibility of the Purchaser to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the Applicable Laws. The Promoter shall not be responsible towards any third-party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the Plot applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Purchaser only

15. VENDOR REPRESENTS AND COVENANTS:

The Vendor hereby covenants and undertakes

- (i) That the Vendor have further agreed that on execution of this deed they will hand over complete peaceful and vacant possession of the plot/unit to the Purchaser TOGETHER with yards, drains, ways, paths, passages, common gullies, water, water courses, plants, tree, light, liberties, privileges, easements, profits, advantages, rights, members and

For Riyasat Infra Developers Pvt. Ltd.


Authorized Signatory

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appurtenances whatsoever to the said plot or any part thereof belonging or in anywise appertaining or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or members thereof and to belong or to appurtenant thereto AND ALSO TOGETHER with all deeds, documents, writing, vouchers and other evidence of title relating to the said Plot.

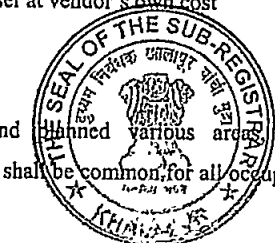
- (ii) The Vendor declares that the said plot is free from all claims, litigation and encumbrances of any nature whatsoever and the same is not attached either before or after any judgment or at the instance of any authorities
- (iii) The Vendor declares that neither the Vendor nor any body have created any mortgage, charge, lien, tenancy, license, encumbrances or any adverse title in respect of the said plot in favors of any person or persons and have not done any act whereby their respective rights in the said plot may be prejudiced in any manner whatsoever.
- (iv) The Vendor doth further covenant that there are no proceedings anticipated, contemplated or pending in any court or before any Government authority as on date concerning, touching or affecting the said plot that precludes or would preclude the Vendor from completing the transaction with the Purchaser. The Vendor doth further covenant that there is no order of attachment, prohibition, reservation, requisition or acquisition, issued or likely to be issued by any authorities, prohibiting the Vendor from dealing with and/or selling and/or transferring the said plot.
- (v) The Vendor doth further covenant that they shall whenever reasonably required to do so, from time to time and at all times hereafter execute and sign or cause to be executed and/or signed all such letters, forms, applications, deeds, documents, writings and papers if any for more perfectly securing, assuring and effectually transferring the said plot unto and to the use of the Purchaser forever.
- (vi) That the vendor shall bear the Stamp Duty, Registration Charges and pay their respective Lawyers' professional costs payable on this sale deed. The vendor shall be responsible for taking care of any shortfall in Stamp Duty or Registration Charges pointed out or demanded by respective authorities at any time.
- (vii) That the Vendor shall co-operate with the Purchaser to record their names as owner of the said plot on the basis of these presents with the Revenue Authorities and shall obtain 7/12 extract in the name of the Purchaser at vendor's own cost

Use of Common area and facilities

- (i) The Vendor has conceived and planned various area facilities and amenities developed/to be developed which shall be common for all occupants of the whole project

For Riyasat Infra Developers Pvt. Ltd.

P.K. Senhri
Authorised Signatory



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Therefore, it has been clearly explained by the vendor to the purchaser and further agreed by the purchaser that the common area and facilities of whole project along with the common areas and facilities of the said project is a part The purchaser of the whole project shall have equal right in the common areas and facilities of the whole project and the buyer shall not obstruct and/or cause any hindrance to any other purchaser(s) belonging to any phase in the whole project.

- (ii) That the purchaser hereby agrees that his/her right to use of common area and facilities developed with the said project and/or the whole project shall be subject to the timely payment of total maintenance charges and performance by the purchaser of all his obligations in respect of the terms and conditions specified under this Sale Deed as well as by the association of purchasers from time to time. The operation of service and maintenance of the said project shall be done by the Vendor/PMC/Society. The purchaser agrees and undertakes to abide by the terms and conditions of the Vendor/PMC/Society. In case of non-payment of maintenance charges, the society will be at the liberty to recover the dues through all legal methods

16. NOTICES

That all letters, circulars, receipt and/or notices to be served to purchaser shall be deemed to have been duly served if sent by registered A.D at the address given by purchaser and on E-Mail ID provided which will be sufficient proof of receipt of the same by purchaser and shall completely and effectively discharge the vendor of his obligations.

17. INDEMNIFICATION

- (a) That if any relative, successors, heirs of vendor or any person claims any right or privileges in respect of the residential plot hereby transferred it shall be rendered illegal and void by virtue of present Sale Deed and if the Buyer is deprived of aforesaid residential plot by reason of any defect in the title, the vendor hereby undertake to indemnify the Buyers against all losses suffered by the Buyers due to such loss or losses.
- (b) That the Buyers hereby indemnify and agrees to keep the vendor indemnified and harmless against any loss, damage or claim of any nature, whatsoever, which the vendor may suffer as a result of any non-payment, arrears of statutory dues, taxes, levies and/or any other such charges payable by the Buyers in respect of the said residential plot from the date of execution of this Deed

18. WAIVER

Any delay tolerated or indulgence shown by the vendor in enforcing any of the terms of this Deed or any forbearance or extension of time given to the Buyers to fulfill his obligations



For Riyasat Infra Developers Pvt. Ltd.

P.K. Sarker
Authorised Signatory

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and abide by the terms of this deed shall not be construed/developed as a waiver on the part of the vendor or any breach or non-compliance of any of the terms and conditions of this deed by the Buyers nor shall the same in any manner prejudice or affect the rights of the vendor

19. GOVERNING LAW

That the rights and obligations of the Parties under or arising out of this deed shall be construed and enforced in accordance with the laws of India for the time being in force.

20. JURISDICTION

That, the Courts of Khalapur, District Raigad, State Maharashtra shall have jurisdiction in all matters arising out from this deed/transaction.

21. DISPUTE RESOLUTION AND GOVERNING LAW

- a) That If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this deed or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.
- b) That If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 19(a) above, then the dispute shall be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory amendments or reenactment thereof. The venue and seat of the arbitration will be Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appointed mutually with consent of the parties.
- c) That the decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including reasonable attorney fees and disbursements Judgment upon the award may be entered by the Courts in Mumbai.
- d) That this deed and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

22. SEVERABILITY

- a) That If at any time, any provision of this Sale Deed is or becomes illegal, invalid or unenforceable in any respect under applicable Law that shall not affect or impair the legality, validity or enforceability of any other provision of this Sale Deed and all other provisions of the Sale Deed shall survive.



For P. K. Sonar Pvt. Ltd.

V. K. Sonar
Authorised Signatory

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- b) That the Parties shall negotiate in good faith to replace such unenforceable provisions so as to give effect nearest the provision being replaced, and that preserves the Party's commercial interests under this Sale Deed.

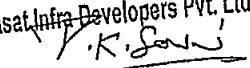
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand and seal on the day and year first herein above written.

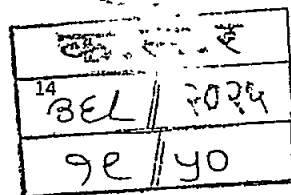
SCHEDUL "A"

"SAID PLOT/UNIT"

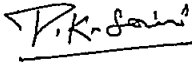





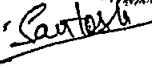


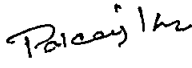


All that piece and parcel of land bearing Survey No 153 Plot no.303, admeasuring 104 square meters Situated at Nadhal Tal-Khalapur, Dist. Raigad.

| | |
|---|--------------|
| Residential Plot No | 303 |
| Total Area of the Plot (in square meters) | 104 Sq Mtr |
| Boundaries of the Plot are as follows. | |
| On or Towards East | Plot no. 292 |
| On or Towards West: | 9 Mtr Road |
| On or Towards North: | Plot no. 302 |
| On or Towards South: | Plot no. 304 |

For Riyasat Infra Developers Pvt. Ltd.

 Authorised Signatory



Residential Plot bearing Unit no. 303, admeasuring area of 104 square meters located project titled as "THE RIYASAT SANKALP" (the "said unit") constructed on all that piece and parcel of land more particularly described in First Schedule hereinabove.

| Party | Signature/Thumb impression | Photograph |
|---|--|---|
| SIGNED, SEALED & DELIVERED BY Within named Promoter: through its authorized signatory Mr. Pushpendra Kumar Saini vide Board resolution dated: 01/12/2023. |   |  |
| SIGNED & DELIVERED BY Within named Purchaser/s Mr. ABHISHEK TIWARY |   |  |
| WITNESSES: - | | |
| 1. Mr. Santosh Tiwari age 30 AT. Siwan, Bihar |   |  |
| 2. Pankaj Kumar age 40 AT: Jaipur Rajasthan |   |  |



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R E C E I P T

RECEIVED with thanks from the withinnamed purchasers sum of Rs. 62,68,976/-
(In words Sixty-Two Lakhs Sixty-Eight Thousand Nine Hundred and Seventy-Six
Rupees only) being full consideration which is as under:

| Sr no. | Cheque No./RTGS/NEFT/DD no. | Date | Clearing Date | Amount (Rs.) |
|--------|--|--|---------------|--------------------|
| 1 | NEFT N239243226374878 | 26/08/2024 | - | 50,000/- |
| 2. | NEFT N241243229112027 | 28/08/2024 | - | 1,50,000/- |
| 3. | NEFT N335243424810006 | 30/11/2024 | - | 5,00,000/- |
| 4. | RTGS HDFCR52024113066613760 | 30/11/2024 | - | 5,00,000/- |
| 5. | RTGS HDFCR52024120166607397 | 01/12/2024 | - | 2,08,861/- |
| 6. | TDS deposited through | | - | |
| | (A) Form 26QB Acknowledgement No. AL21313740 CIN No. 25011700054040HDFC | 17/01/2025 | - | 60,115/- |
| 7. | BALANCE AMOUNT PAYABLE | Within 30 days from the date of execution of this sale deed | - | 48,00,000/- |
| | TOTAL | | | 62,68,976/- |

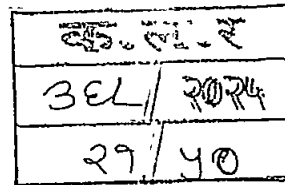
Note: - The above total of Rs. 62,68,976/- includes amount of Rs. 2,01,503/- as security deposit for common area maintenance projected for 5 years and Rs. 55,973/- towards corpus fund.

For Riyasat Infra Developers Pvt. Ltd.

T. K. Sankar
Authorised Signatory



16



अहवाल दिनांक : 21/02/2024



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३,५,६ आणि ७]

गाव :- नंदाळ (553699)

तालुका :- खालापूर

जिल्हा :- रायगड

PU-ID : 34047904652

भूमापन क्रमांक व उपविभाग : 153/प्लॉट नं/303



भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

| क्षेत्र, एकक व आकारणी | खाते क्र. | भोगवटादाराचे नांव | क्षेत्र आकार | पो.ख. | फे.फा. | कुळ, खंड व इतर अधिकार |
|---|-----------|---------------------------------------|--------------|-------|--------|---|
| क्षेत्र आर.पो.मी.चौ.सं.मी. 849 | | रियासत इन्का डेव्हलपमेंट प्रा लिमिटेड | 1.04.00 | 10.40 | (2711) | कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक 2711 व दिनांक 19/02/2024 |
| एकक अनुषंगिक क्षेत्र विन शेती 1.04.00 आकारणी 10 40 | | | | | | सीमा आणि भूमापन चिन्हे |
| जुने फेरफार क्र. (2) (35) (49) (50) (119) (124) (173) (212) (224) (234) (241) (242) (256) (259) (274) (296) (299) (300) (307) (329) (348) (349) (381) (388) (416) (433) (443) (463) (464) (470) (488) (505) (530) (563) (572) (597) (607) (686) (744) (748) (760) (791) (795) (843) (844) (860) (893) (986) (1021) (1034) (1036) (1050) (1061) (1116) (1187) (1188) (1227) (1228) (1252) (1267) (1287) (1302) (1303) (1538) (1565) (2122) (2320) (2337) (2665) (2673) | | | | | | |

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९]

गाव :- नंदाळ (553699)

तालुका :- खालापूर

जिल्हा :- रायगड

भूमापन क्रमांक व उपविभाग : 153/प्लॉट नं/303

| पिकाखालील क्षेत्राचा तपशील | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | | शेरा |
|----------------------------|-------|--------------|---------------|------------|--------------|--------------|------------------|-------------------------------|---------|--------------|
| वर्ष | हंगाम | खाता क्रमांक | पिकाचा प्रकार | पिकाचे नाव | जल सिंचित | अजल सिंचित | जल सिंचनाचे साधन | स्वरूप | क्षेत्र | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) |
| | | | | | हे.आर. चौ.मी | हे.आर. चौ.मी | | | | हे.आर. चौ.मी |

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."

दिनांक :- 21/02/2024

सांकेतिक क्रमांक :-

ज.अ.सि.जी.त. हि.व.र.कर
(नाव :- लक्ष्मीजीत सुभाष हि.व.र.कर)
तलाठी साह्या :- लोधीवलीता

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| २२ | ५० |



ADV. TEJASWINI KAILAS WADEKAR
BLS.LLB

Shop No. 11 , Appa Gore Sankul, Khalapur, Tal-Khalapur,
Dist-Raigad 410 202
Contact:- 9284701930/ 9325660470

Coordinates:-

Contact Number: 9284701930
Email Address: adv.tejaswini11@gmail.com

To,
MahaRERA
Housefin Bhavan,
Plot No. C-21, E- Block,
Bandra Kurla Complex,
Bandra (East)
Mumbai- 400 051

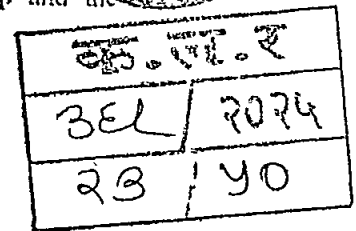
LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to:

Property being all that piece and parcel of Lands bearing Survey Nos. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 of Village Nadhal, more particularly described below, collectively approximately 36.47.90 Acres or equivalent to 147690 square meters, situate, lying and being at Village Nadhal, Taluka Khalapur, District Raigad within the Sub-Registration District of Khalapur, owned by Riyasat Infra Development Private Limited (hereinafter referred to as "The Riyasat Sankalp").

The Riyasat Sankalp shall hereinafter collectively referred to as the "Said Property".

I have investigated the title of the Said Property i.e. The Riyasat Sankalp (defined hereinabove) on the request of The Riyasat Sankalp and the following documents i.e.:-



Tejaswini Wadekar



ADV. TEJASWINI KAILAS WADEKAR
BLS.LLB

Shop No. 11 , Appa Gore Sankul, Khalapur, Tal-Khalapur,
Dist-Raigad 410 202
Contact:- 9284701930/ 9325660470

- 1) Description of the property: I have issued 13 (Thirteen) separate Title Certificates, all dated 01st October, 2023 in respect of The Riyasat Sankalp in favour of the respective owners i.e. Riyasat Infra Developers Private Limited. The description of the lands owned by the respective Companies is as mentioned in their respective Title Certificates.
 - 2) The documents of allotment of plot: As mentioned in 13 (Thirteen) Title Certificates all dated 01st October, 2023 issued in favour of the respective owners i.e. Riyasat Infra Developers Private Limited in respect of portion of Lands owned by them i.e. The Riyasat Sankalp.
 - 3) 7/12 Extracts and Mutation Entries: As mentioned in 13 (Thirteen) Title Certificates all dated 01st October, 2023 issued in favour of the respective owners i.e. Riyasat Infra Developers Private Limited in respect of portions of Lands owned by them i.e. The Riyasat Sankalp.
 - 4) Search Report for 30 Years from 1994 – 1st October 2023, Search Receipts bearing Nos. 1244, 1247, 1346, 1255, 1256, 1273, 1347, 1257 and 1258 all dated 08th June, 2023.
- 2) On perusal of the documents and all other relevant documents relating to the title of the said property as mentioned in our 13 (Thirteen) Title Certificates, all dated 1st October 2023 (annexed hereto) I am of the opinion that:
- Riyasat Infra Developers Private Limited holds clear, marketable and valid rights and interest in respect of the The Riyasat Sankalp as the Owner thereof, subject to the encumbrances mentioned in the Title Certificate dated 01st October, 2023 issued in favour of Riyasat Infra Developers Private Limited

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Tejaswini Wadekar



ADV. TEJASWINI KAILAS WADEKAR
BLS.LLB

Shop No. 11 , Appa Gore Sankul, Khalapur, Tal-Khalapur,
Dist-Raigad 410 202
Contact:- 9284701930/ 9325660470

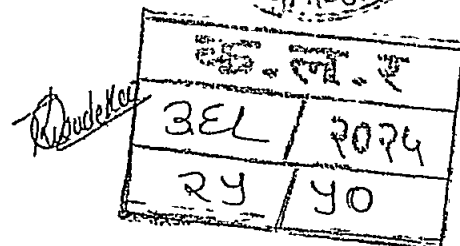
OWNERS OF THE SAID PROPERTY:

i. Riyasat Infra Developers Private Limited

The Riyasat Sankalp i.e. Property being all that piece and parcel of Lands bearing Survey Nos. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 of Village Nadhal, more particularly described in the table below. collectively admeasuring approximately 36.47.90 Acres or equivalent to 147690 square meters,, situate, lying and being at Village Nadhal, Taluka Khalapur, District Raigad within the Sub-Registration District of Khalapur.

| Sr. No | Name Of Village | Survey No /Hissa No | Area In Square Meters | Area | |
|--------|-----------------|---------------------|-----------------------|----------------|--------|
| | | | | In H-R-P Acres | In |
| 1 | Nadhal | 146/1 | 2350 | 0.23.50 | 0.58 |
| 2 | Nadhal | 146/2 | 180 | 0.18.00 | 0.044 |
| 3 | Nadhal | 146/4 | 2500 | 0.25.00 | 0.618 |
| 4 | Nadhal | 146/5 | 3010 | 0.30.10 | 0.743 |
| 5 | Nadhal | 146/6/A | 46080 | 0.46.08 | 11.382 |
| 6 | Nadhal | 152/1 | 1450 | 0.14.50 | 0.358 |
| 7 | Nadhal | 152/2 | 350 | 0.03.50 | 0.086 |
| 8 | Nadhal | 153 | 36200 | 36.20.00 | 8.842 |
| 9 | Nadhal | 154 | 6780 | 0.67.80 | 1.658 |
| 10 | Nadhal | 156/1 | 100 | 0.10.00 | 0.025 |
| 11 | Nadhal | 156/3 | 19710 | 19.71.00 | 4.868 |
| 12 | Nadhal | 158/2/A | 20360 | 20.36.00 | 5.029 |
| 13 | Nadhal | 159/2 | 8620 | 0.86.20 | 2.129 |

Qualifying comments/remarks, if any





ADV. TEJASWINI KAILAS WADEKAR

BLS.LLB

Shop No. 11 , Appa Gore Sankul, Khalapur, Tal-Khalapur,
Dist-Raigad 410 202

Contact:- 9284701930/ 9325660470

- 3) The Title Certificates reflecting the flow of Said Property in favour of its respective owners are annexed hereto as 'Annexure A1' as per the below table.

| Sr. No | Name Of Village | Survey No /Hissa No | Area In Square Meters | Area | |
|--------|-----------------|---------------------|-----------------------|----------------|--------|
| | | | | In H-R-P Acres | In |
| 1 | Nadhal | 146/1 | 2350 | 0.23.50 | 0.58 |
| 2 | Nadhal | 146/2 | 180 | 0.18.00 | 0.044 |
| 3 | Nadhal | 146/4 | 2500 | 0.25.00 | 0.618 |
| 4 | Nadhal | 146/5 | 3010 | 0.30.10 | 0.743 |
| 5 | Nadhal | 146/6/A | 46080 | 0.46.08 | 11.382 |
| 6 | Nadhal | 152/1 | 1450 | 0.14.50 | 0.358 |
| 7 | Nadhal | 152/2 | 350 | 0.03.50 | 0.086 |
| 8 | Nadhal | 153 | 36200 | 36.20.00 | 8.941 |
| 9 | Nadhal | 154 | 6780 | 0.67.80 | 1.675 |
| 10 | Nadhal | 156/1 | 100 | 0.10.00 | 0.025 |
| 11 | Nadhal | 156/3 | 19710 | 19.71.00 | 4.868 |
| 12 | Nadhal | 158/2/A | 20360 | 20.36.00 | 5.029 |
| 13 | Nadhal | 159/2 | 8620 | 0.86.20 | 2.129 |

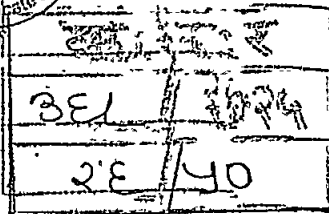
Yours truly,

Tejaswini Kailas Wadekar
Tejaswini Kailas Wadekar



Place- Khalapur

Date-





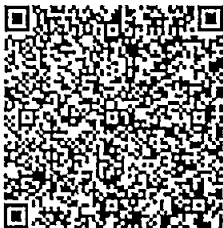
Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

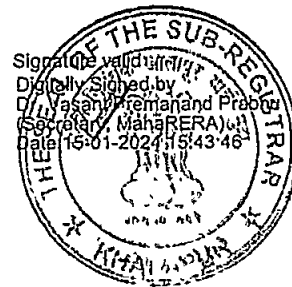
This registration is granted under section 5 of the Act to the following project under project registration number P52000054353

Project: THE RIYASAT SANKALP , Plot Bearing / CTS / Survey / Final Plot No. Survey No. 146/1,146/2,146/4,146/5,146/6/A,152/1,152/2,153,154,156/1,156/3,158/2/A,159/2 a l Nadhal, Khalapur, Raigarh, 410206;

- 1 Riyasat Infra Developers Private Limited having its registered office / principal place of business at Tehsil Panvel, District: Raigarh, Pin. 410206.
2. This registration is granted subject to the following conditions, namely -
 - The promoter shall enter into an agreement for sale with the allottees,
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project
 - The Registration shall be valid for a period commencing from 15/01/2024 and ending with 31/10/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated 15/01/2024
Place: Mumbai



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

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स्वातंत्र्याचा अभूत महोत्सव

महाराष्ट्र राज्य रस्ते विकास महामंडळ मर्यादित



म.रा.र.वि.म.
(महाराष्ट्र शासनाचा एजन्स)

Letter No. MSRDC/SPA/BP-542/Layout Approval/2023/ 2058

Date: 14 DEC 2023

'FINAL APPROVAL TO THE LAND SUB-DIVISION/ LAYOUT'

To,

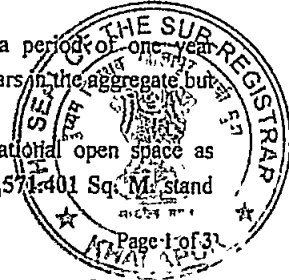
M/s. Riyasat Infra Developers Pvt. Ltd.
Through Mr. Pushpendra Kumar Saini.
Centre Point, Survey no. 34, 2nd Floor,
Kolkhe, Mumbai Pune Highway,
Palaspa Phata, Panvel, Raigad- 410 206.

Sir,

With reference to your Application dated 31/03/2023, 30/06/2023 & 04/10/2023 for land sub-division approval, under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work in respect of land bearing Sr. No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A & 159/2 of village- Nadhal, Tal. Khalapur, Dist. Raigad. The land sub-division Layout is finally approved as demarcated, under Section 45 of the Maharashtra Regional & Town Planning Act 1966, subject to following conditions:

These remarks are issued subject to the following conditions:

1. These remarks shall always be read with the plan accompanying with this letter.
2. The Applicant/Developer shall provide at their own cost, the Infrastructural facilities including roads with storm water drains, sewer lines, water supply lines, development of recreational open spaces etc. This work shall generally be completed within two years. The building permission on plots shall be granted depending upon the percentage of infrastructure work completed. The layout plots should be released for construction in stages according to infrastructure work completed.
3. This permission is limited to only for Sr. No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A & 159/2 of village- Nadhal, Tal. Khalapur, Dist. Raigad and does not entitle you to develop any other land.
4. This land sub-division Layout permission shall remain valid for a period of one year commencing from the date of its issue. And shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue.
5. Applicant has to submit undertaking submitted in respect of recreational open space as stipulated in Regulation No.3.4, the said open space admeasuring 12,571.401 Sq. M stand



निगम कार्यालय: विशेष नियोजन प्राधिकरण एकसमेतवे स्मार्ट सिटी प्रकल्प-१, ११ वा मजला, ए-विंग, गेलेटन सफायर, भूखंड क्र. ११ आणि ११-क्रोमाच्या मागे,
सत्र न्यायालयग्रामवक, सेक्टर १५, जी.बी.डी. वेलापुर, नवी मुंबई - ४००६१४. दूरध्वनी: (०२२) २७५७ ५७७७

नोंदणीकृत कार्यालय: नेपियन्ती रोड, प्रियदर्शनी पार्क शेजारी, मुंबई - ४०००३६
दूरध्वनी: (०२२) २३६७ ५१०९ (०२२) २३६९ ३७६९ (०२२) २३६९ १०३०

सीआयएन: U452DDMH199656G01586 जीएसटी: 27AAACM6833CIZP

www.msrdc.in

3EL/2024
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- vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
6. The Amenity space area should not be less than 10% i.e. 12,605.563 Sq. M., these amenity spaces shall be developed by the owner for the uses mentioned in the definition of amenity. However, the Authority may insist for handing over the amenity space to the Authority by way of deed, free of encumbrances to this authority, at free of cost.
 7. These remarks shall not be considered as a proof of ownership, for any dispute in any court of law.
 8. The width of any road as shown in the layout should be kept as per the approved layout width and all the roads should be constructed in such a way that they are suitable for traffic.
 9. The Applicant/ Developer shall strictly adhere the Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37(1AA)UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.
 10. Solar powered street lights are to be installed along the roads.
 11. The Applicant/Developer shall not change the use, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
 12. This land sub-division Layout permission is based on the documents submitted by the Applicant / Developer. This Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same.
 13. This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA) UD-13 dtd. 02.12.2020 as amended from time to time.
 14. Before starting any development in individual plot, the owner shall take building permission from this office. However, in order to get such permission, owner shall have to submit separate TILR plan of each plot along with necessary documents required as per provisions of Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification no. TPS-1818/CR-236/18/18/Sec.37 (1AA) UD-13 dated 02/12/2020 as amended from time to time.
 15. The Architect / Owner shall ensure that construction and demolition waste generated during the construction process is managed in accordance with the relevant rules. If any legal disputes arise due to mismanagement of the generated construction and demolition waste, the Applicant / Owner shall be held responsible for the same.
 16. It shall be the responsibility of the owner/Developer to co-ordinate the roads in the adjoining lands.
 17. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.
 18. The size and location of Sub-station may be fixed in consultation of MSEDCL.

Page 2 of 3

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19. The applicant/developer shall bound by the rules of Tree act and the applicant/developer shall be responsible for planting & growing of indigenous species trees along the roads planned in the map.
20. It shall be the responsibility of the owner/Developer to develop the Recreational Open Spaces & roads in the final layout and it will be mandatory to keep then open for all.
21. The internal roads within this approved layout and those connecting to adjacent plots shall form part of Public Street. The applicant/ Developer shall develop and maintain the same at their own cost till such time the Authority invokes the Reg. no. 3.3.11 of Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (IAA) UD-13 dtd. 02.12.2020 as amended from time to time. The applicant shall not restrain the public from using it.
22. These remarks are issued based on the 7/12 extracts, measurement map of the land records office and other documents furnished to this office.
23. The conditions stipulated in remarks by the Tehsildar, Khalapur dated 04/08/2023 related to this proposal and NOCs by various Authorities and the order of tentative permission of this office dated 07/11/2023 shall be strictly adhered to.
24. The development charges to be levied, because of the upcoming vital infrastructure project shall be communicated in due course of time and the applicant shall abide to such assessments, failure to pay the same may result in revocation of the Layout Approval, which may also include blacklisting for failure of such payments.

A Set of Certified Plans (1 Set - 2 No. of Drawings) for 'final approval to the land sub-division/ layout' is enclosed herewith.

Thanking you,

Office Copy Signed
By VC&MD
MSRDC Ltd.

Kaushikaram
Deputy Chief Planner 14.12.23
SPA-MSRDC

Office No. 022-27575777

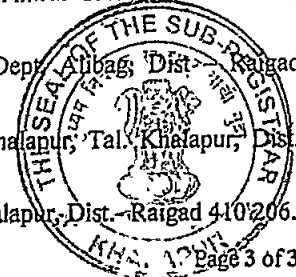
Date: 14 DEC 2023

Office Stamp:



CC to:

1. Er. Pranay P. Pashilkar (PMC/TP/72/2022) Office no. 06, Amrut Garden, Plot no. 103, Sector-17, Khanda Colony, Panvel (W) 410 206.
2. The District Collector, Office of the Collector, Revenue Dept, Alibag, Dist. Raigad 402201.
3. Dy. Superintendent of Land Records, near Tehsil Office Khalapur, Tal. Khalapur, Dist. Raigad- 410202.
4. Group GramPanchyat Lodhivali, At. Post- Lodhivali, Tal.- Khalapur, Dist.-Raigad 410206.



Page 3 of 3

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RIYASAT INFRA DEVELOPERS PVT LTD

RERA NO.-
P52000054353

CORPORATE OFFICE - CENTRE POINT - 2nd FLOOR, SITUATED AT S.No.34 - A, KOLKHE, MUMBAI - PUNE HIGHWAY
PALASPE PHATA, PANVEL DIST RAIGAD-410221

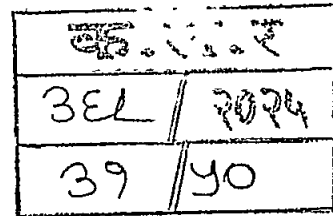
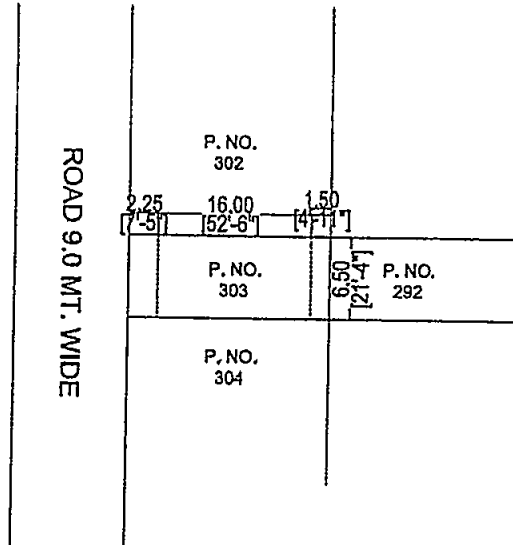
Provisional Site Plan Of Plot No. - 303

Project Name :- THE RIYASAT SANKALP

AT VILLAGE :- Nadhal, Tal.-Khalapur, Dist.- Raigad, Maharashtra.

SCALE - 1 50

AREA - 104 00 Sq Mtr



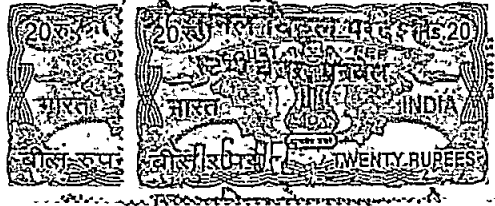
Note:-

- (i) The Plot no. and area of plot is measured as per Approved Map by MSRDC
Size Of The Plot may be as per possession of land by promoter / owner.
- (ii) Final site plan of plot will be issued by the Competent Authority.

For Riyasat Infra Developers Pvt. Ltd.

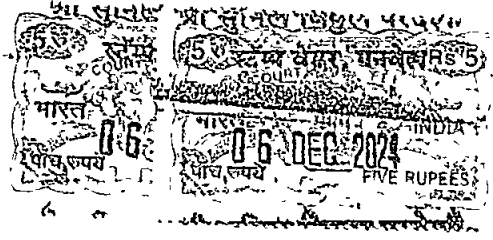
Authorised Signatory

Authorized Signatory



ANNEXURE "C"

Consent Letter



To,
Riyasat Infra Developers Pvt. Ltd.,
34-A, Center Point, Second Floor,
Kolkhe, Mumbai- Pune Highway,
Palaspe Phata, Panvel, Raigad, 410 206

Subject :- Purchaser granting express consent to vendor under section 14 of the RERA Act and other provisions of applicable law for the Project named "The Riyasat Sankalp" for Plot no. 303.

I/We Mr. ABHISHEK TIWARY, (herein referred to as purchaser) granting my express consent to Riyasat Infra Developers Pvt. Ltd. (herein referred to as Vendor) under section 14 of the RERA Act and other provisions of applicable law, to amend, alter or modify the Sanctioned Layout Plans and permissions obtained or issued or to be issued or obtained in the future in respect of the project named "The Riyasat Sankalp" (herein referred to as said project).

Further, I consent for alteration, amend the location, area, orientation of the Amenity Plots and within the project and/or to amalgamate and include as part of the said project, any adjoining lands which may be acquired by the Vendor and also the scope, size, orientation, number of plots, row-house plots, infrastructure like common roads and common areas and amenities.

Thanking You.

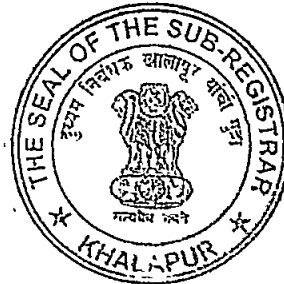
Purchaser Name:

1. Mr. ABHISHEK TIWARY

Address:

Gausia, gausia, gopalganj,

Bihar - 841427



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RIYASAT

Riyasat Infra
DEVELOPERS PRIVATE LIMITED

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF RIYASAT INFRA DEVELOPERS PRIVATE LIMITED HELD ON FRIDAY, 01st DAY OF DECEMBER 2023 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 709, OKAY PLUS, SECTOR-7, MANSAROVAR, JAIPUR, 302020 (RAJASTHAN)

RESOLVED THAT the consent of the Director of the Company be and is hereby accorded to authorize Mr Narendra Jangir (Aadhar Card No-808948076036) and Mr Pushpendra Kumar Saini (Aadhar Card No 256425643181) Authorized Signatory of the Company for the following things for the township named "THE RIYASAT SANKALP" (hereinafter referred to as "Project") on land bearing Survey No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 155/1, 155/3, 159/2/A, 159/2 at Village - Madhal, Taluka-Khalapur, District-Rajald, Maharashtra.

1. To issue and sign allotment letter of the Company for the above project
2. To sign documents or present and execute Sale Agreement / Sale Deed / Demand Letter / Permission to Mortgage / Tripartite Agreement / Indemnity or any other necessary documents on behalf of the Company as may be required by reputed bankers / financial institution to approve the above project (APF)
3. To sign papers, affidavits, undertakings, agreements and other related documents to register the project under "The Real Estate (Regulation and Development Act), 2016" ("RERA Department") in the state of Maharashtra for and on behalf of the Company for the above project.
4. To sign Agreements under RERA Act for the above project

RESOLVED FURTHER THAT following is the specimen signature of the authorized signatory of the Company:

Mr. Narendra Jangir

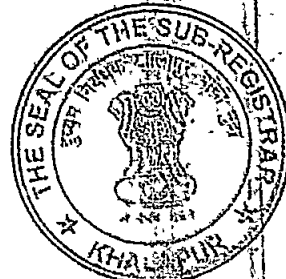
Mr Pushpendra Kumar Saini

RESOLVED FURTHER THAT Mr. Narendra Jangir (Aadhar Card No.808948076036) and Mr Pushpendra Kumar Saini (Aadhar Card No. 256425643181) Authorized Signatory of the Company be and is hereby also authorized to do all such acts, deeds and things which may be considered incidental necessary for giving effect to the aforesaid resolution jointly and severally.

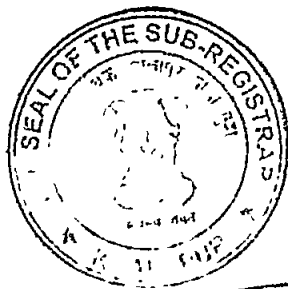
CERTIFIED TO BE TRUE
FOR RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

FOR RIYASAT INFRA DEVELOPERS PVT. LTD.
Sumer Singh Saini
Director

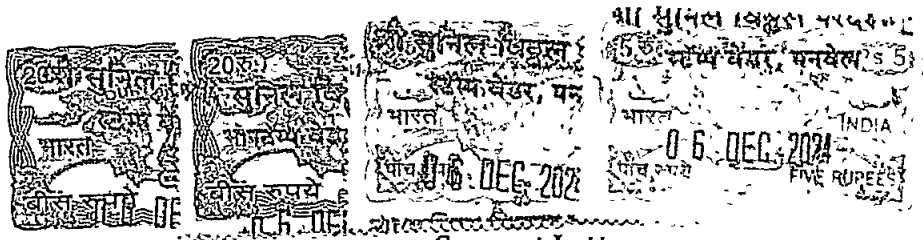
SUMER SINGH SAINI
DIRECTOR
DIN: 05304122



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Consent Letter

To,

Riyasat Infra Developers Pvt. Ltd.,

34-A, Center Point, Second Floor,
Kolkhe, Mumbai- Pune Highway,
Palaspe Phata, Panvel, Raigad, 410 206

Subject: - Purchaser of Plot no. 303 granting consent to vendor in the Project named "The Riyasat Sankalp".

I/We Mr. ABHISHEK TIWARY, (herein referred to as purchaser) granting my consent to **Riyasat Infra Developers Pvt. Ltd.** (herein referred to as Vendor) for providing Rain Water Harvesting, water tank, electric Sub-station, Generator Set in Recreational Ground Area as per UDCPR Rules in respect of the project named "**The Riyasat Sankalp**" (herein referred to as said project).

Thanking You.

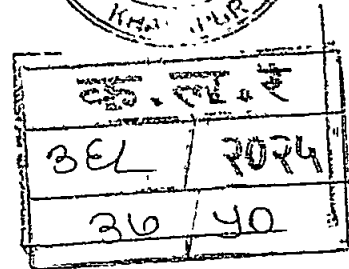
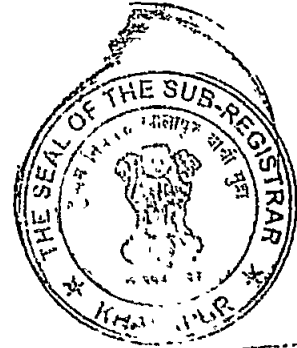
Purchaser Name:

1. Mr. ABHISHEK TIWARY

Address:

Gausia, gausia, gopalganj,

Bihar - 841427





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Consent Letter

To,
Riyasat Infra Developers Pvt. Ltd.,
34-A, Center Point, Second Floor,
Kolkhe, Mumbai- Pune Highway,
Palaspe Phata, Panvel, Raigad, 410 206

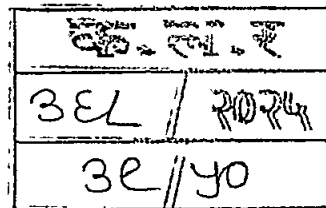
Subject: - Purchaser of Plot no. 303 granting consent to vendor in the Project named "The Riyasat Sankalp".

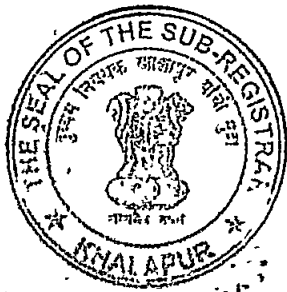
I/We Mr. ABHISHEK TIWARY, (herein referred to as purchaser) granting my consent to Riyasat Infra Developers Pvt. Ltd. (herein referred to as Vendor) for providing STP (Sewage Treatment Plant) in Recreational Ground Area as approved by authority in the Sanctioned Layout Plan in respect of the project named "The Riyasat Sankalp" (herein referred to as said project).

Thanking You.

Purchaser Name:

1. Mr. ABHISHEK TIWARY
Address:
Gausia, gausia, gopalganj,
Bihar - 841427





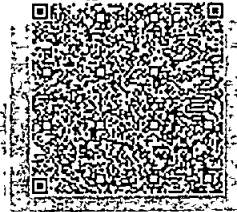
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ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAKCR9676A

नाम / Name: RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation: 26/04/2021

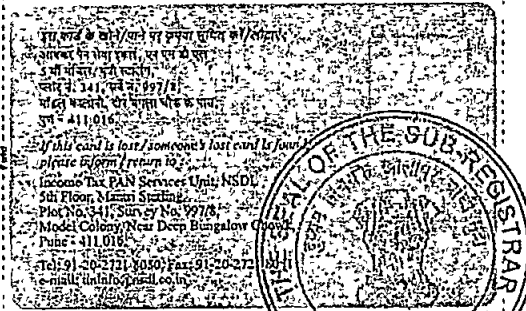
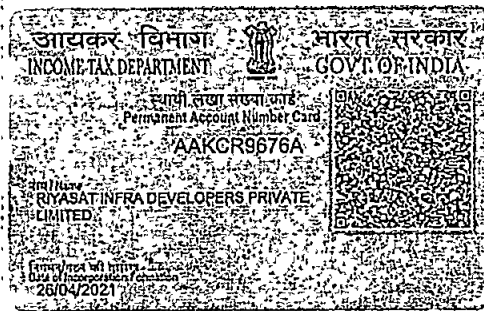


Validity unknown

Digitally signed by e-PAN Tax PAN Services Unit, NSDI, Government of India
Date: 2021.04.28 05:42:22 GMT+05:30
Reason: NSDI e-PAN Sign Location: Mumbai

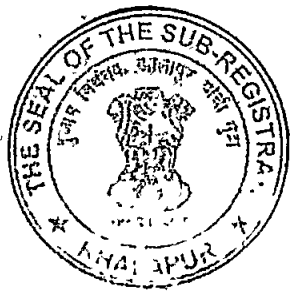
- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand (tax arrears), matching of information and easy maintenance & retrieval of electronic information etc relating to a taxpayer
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules 1962)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card"

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income-Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, visit www.income.gov.in

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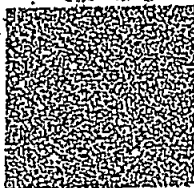


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2833/08341/33825

To
Pushpendra Kumar Saini
Pushpendra Kumar Saini
S/O: Choth Mal
WORD NO 6
DHERYALI dhanl
Kishorपुरा
Jhunjhunūn Rajasthan - 333053
9571403089



आपका आधार क्रमांक / Your Aadhaar No.

2564 2564 3181

VID : 9185 7828 0740 8970

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

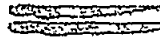


Pushpendra Kumar Saini
Pushpendra Kumar Saini
S/O: Choth Mal
DOB: 09/10/1989
SEX: MALE

2564 2564 3181

VID : 9185 7828 0740 8970

मेरा आधार, मेरी पहचान



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, भौतिक कोड, ई-आधार और एम-आधार समान रूप से मान्य हैं। 12 अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 10 साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट करें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का लोक/अनलोक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/नंबर) चाहने वाली सत्यापन को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, Aadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O: Choth Mal, WORD NO 6, DHERYALI
dhanl, Kishorपुरा, Jhunjhunūn
Rajasthan - 333053

Address:
S/O: Choth Mal, WORD NO 6, DHERYALI
dhanl, Kishorपुरा, Jhunjhunūn
Rajasthan - 333053



2564 2564 3181

VID : 9185 7828 0740 8970

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भारत सरकार
Government of India

अभिशेक तिवारी
Abhishek Tiwari

जन्म तिथि / DOB: 17/06/1989

पुरुष / Male

5105.8465.0058

मेरा आधार, मेरी पहचान

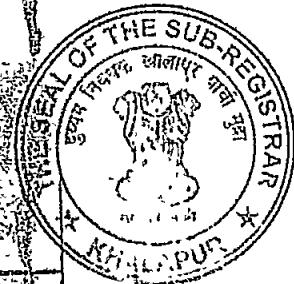
Abhishek

भारत सरकार
Government of India

पता: S/O अखिला नन्द तिवारी,
गौसिया, गौसिया, गौसिया,
गोपालगंज, बिहार, 841427

Address: S/O Akhila Nand
Tiwari, GAUSIA, GAUSIA,
Gausia Gausia, Gopalganj,
Bihar 841427

5105.8465.0058



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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVERNMENT OF INDIA
ABHISHEK TIWARI
AKHILANAND TIWARI
17/06/1989
Permanent Account Number
ANEPT3235H
Abhishek
Signature

Abhishek



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| ४६ | ५० |



भारत सरकार
Government of India



Issue Date 14/02/2014



पंकज कुमार
Pankaj Kumar
जन्म तिथि/DOB: 03/02/1984
पुल्ल/ MALE

3656 7925 1775

VID : 9144 0606 3281 0314

मेरा आधार, मेरी पहचान

Pankaj Kumar

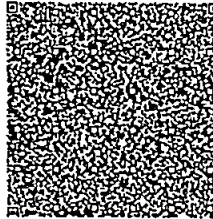


भारतीय विधि प्रमाण प्रमाणिकरण
भारतीय विधि प्रमाणिकरण Authority of India



पता:
S/O: मुकेश सिंह, 407, एत-2, पत्रकार कॉलोनी, जयपुर,
राजस्थान - 302020

Address:
S/O: Mukesh Singh, 407, s-2, patrakar
colony, Jalpur, Jalpur,
Rajasthan - 302020



3656 7925 1775


VID : 9144 0606 3281 0314

1947 | help@uidai.gov.in | www.uidai.gov.in




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| 3656 7925 1775 | |
| 3656 | 7925 |
| 86 | 50 |

भारतीय पहचान प्रमाणिका
Unique Identification Authority of India



संतोष कुमार तिवारी
Santosh Kumar Tiwari
जन्म तिथि/DOB: 22/02/1994
पुरुष/ MALE



2030 9258 3492
एड 2011/02/22 02:58:34


मेरा आधार, मेरी पहचान

Santosh

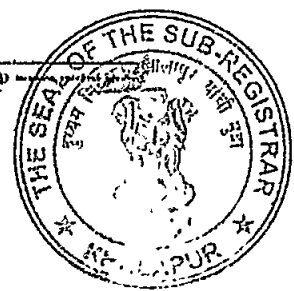
भारतीय पहचान प्रमाणिका
Unique Identification Authority of India

पता:
S/O: शैलेंद्र कुमार तिवारी, कोतुआ सारंगपुर,
कोथुआसंरनपुर, सिवान,
बिहार - 841238

Address:
S/O: Shailendra Kumar Tiwan, kothua
sarangpur, Kothuasaranpur, Siwan,
Bihar - 841238



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एड 2011/02/22 02:58:34



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शुक्रवार, 17 जानेवारी 2025 5:25 म.न.

दस्त गोपवारा भाग-1

फलर 82190
दस्त क्रमांक: 368/2025

दस्त क्रमांक: फलर /368/2025

बाजार मूल्य रु. 4,66,960/-

मौबदला रु 80,11,500/-

भरलेले मुद्राक शुल्क रु 3,60,700/-

दु नि सह, दु नि फलर वाचे कार्यालयत

अ क्र 368 वर दि 17-01-2025

रोणी 5 22 म नं वा हजर केला.

पावती 555

पावती दिनांक: 17/01/2025

मादरकरभाराचे नाव: अभियेक विपारी

नोदणी फी रु 30000 00

दस्त हावाळणी फी रु 1000 00

पुढाची संख्या 50

एकुण 31000.00

दस्त हजर करणाऱ्याची राहणी.

दुष्कर निबंधक खालापूर
Dushkar Nibhandak Khalapur

दुष्कर निबंधक खालापूर
Dushkar Nibhandak Khalapur

दस्तावा प्रकार: मेल डीड

मुद्राक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर-पंचायत विला इत्यादीत असलेल्या कोणत्याही घटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही प्रांतीय क्षेत्रात, किंवा मुंबई मुद्राक (मानभत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995
धन्वये प्रकाशित झालेल्या वार्षिक विवरणमातीत दराप्रमाण्युद्भाव क्षेत्रात.

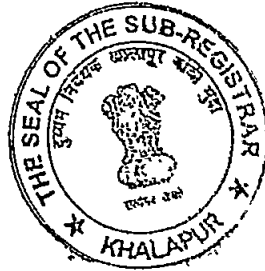
दिनांक क्र 1 17 / 01 / 2025 05 22 : 12 PM फी वेळ: (मादरीकल्प)

दिनांक क्र. 2 17 / 01 / 2025 05 : 23 : 33 PM फी वेळ (फी)

दस्तऐवजा सोबत जोडलेली कागदपत्रे
कुळमुख्यात्यारपत्रे, व्यक्ती ईत्यादी बनावट
जाळकुन आल्यास याची संपुर्ण जबाबदारी
दस्त निष्पादकांची राहिल.

P.K.Saw
लिहुन देणार

Abhishek
लिहुन घेणार



17/01/2025 5 35:29 PM

दस्ता गोपवारा भाग-2

कलर 40/40
दस्ता क्रमांक:368/2025दस्ता क्रमांक :कलर/368/2025
दस्ताचा प्रकार -सेल डीट

| अनु क्र | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | उभा प्रमाणित |
|---------|---|-------------------------------------|-----------|--------------|
| 1 | नाथ गिणारत इन्फ्रा टेक्नॉलॉजी प्रा निमिटेड ज्या तर्फे अधिकृत व्याखरीकर्ता पुणेद्र कुमार मैनी . पत्ता प्लॉट नं - , माळा नं - , इमारतीचे नाव इमारतीचे नाव मॅटर पोस्ट, दुमरा मजला, पळम्पे फाट्टा, पनवेल, रायगड, जिल्हा नं - महाराष्ट्र, RAIGARH(MH) पिन नंबर:AAKCR9676A | विद्वान देणार वय -34 व्याखरी- | | |
| 2 | नाथ अभिशेक तिवागी पत्ता प्लॉट नं - , माळा नं - , इमारतीचे नाव, इमारतीचे नाव गोमिया, गोमिया, गोपालगंज, विहार, जिल्हा नं - , रोड नं - , विहार, गोपालगंज, पिन नंबर:ANEPT3235H | विद्वान देणार वय -35 व्याखरी- | | |

वरील दस्ताऐवज करून देणार तयारकीत सेल डीट चा दस्ता ऐवज करून दिल्याचे कतून करतात.
शिक्का क्र.3 ची वेळ:17 / 01 / 2025 05 , 32 : 51 PM

ओळख -

खालील इतर अद्ये निवेदीत करतात की ते दस्ताऐवज करून देणा-याना व्यक्तीथ ओळखतात, व त्याची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | उभा प्रमाणित |
|----------|---|-----------|--------------|
| 1 | नाथ.पंकजकुमार -- वय 40 पत्ता जयपुर राजस्थान पिन कोड:302020 | | |
| 2 | नाथ गतोप तिवागी -- वय:30 पत्ता:सिवान विहार पिन कोड 841238 | | |

शिक्का क्र.4 ची वेळ:17 / 01 / 2025 05 ; 33 : 44 PM

प्रमाणित करण्यात येते की, या दस्तात
एकूण ...५०...पाने आहेत.

दुय्यम निबंधक खालापूर

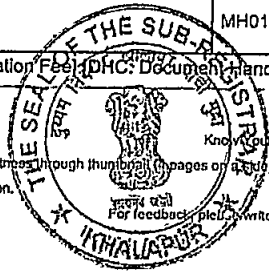
दुय्यम निबंधक खालापूर

Payment Details.

| sr | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used AI | Deface Number | Deface Date |
|----|-----------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | ABHISHEK TIWARY | eChallan | 10000502025011607824 | MH014462717202425P | 360700 00 | SD | 0008025210202425 | 17/01/2025 |
| 2 | | DHC | | 0125167118203 | 1000 | RF | 0125167118203D | 17/01/2025 |
| 3 | ABHISHEK TIWARY | eChallan | | MH014462717202425P | 30000 | RF | 0008025210202425 | 17/01/2025 |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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तारीख १० महें ०१ सन २०२५

