

Agreement For Sale

This Agreement made and executed on _____ day of _____ in the year _____
at _____, Taluka Panvel, District Raigad by and Between.

M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED, (CIN No. U70109RJ2021PTC074734), a Private limited Company, incorporated under the provisions of the Companies Act, 2013, having it's Branch Office at Center Point, Survey no 34-A, Second Floor, Kolkhe, Mumbai Pune Highway, Palaspa Phata Panvel, Raigad, 410206 and its PAN is AAKCR9676A, represented by its authorized signatory **Mr. Pushpendra Kumar Saini** (Pan no. GQFPS3065A)/**Mr. Narendra Jangir** (PAN NO. BDCPJ1519H) authorized vide board resolution dated 01/12/2023 hereinafter referred to as the "OWNERS/DEVELOPERS/PROMOTERS", (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators, business assigns, trustees, transferees etc.) of the **First part**.

AND

1. **Mrs. RUBY MISHRA**, W/O. **BHARAT KUMAR MISHRA**, Aged about **51** years, Occupation: _____ Indian Inhabitant, Residing at- BRAHMAPURA, Brahampura , Darbhanga, Bihar- 847422, having **Pan No. BDCPM9748K, UID No: 3491-5757-0419.**
2. **Mr. BHARAT KUMAR MISHRA**, S/O **R.R MISHRA**, Aged about **54** years, Occupation: _____ Indian Inhabitant, Residing at- BRAHMAPURA, Brahampura , Darbhanga, Bihar- 847422, having **Pan No. ADKPM4854B, UID No: 7482-0503-8900.**

[Hereinafter for sake of brevity referred to as THE PURCHASER/S, OR ALLOTTEE/S which expression shall, unless repugnant to the context be deemed to include his/her heirs, executors, administrators and assignees.]

_____ Of the **Second Part**

WHERE AS:

A. DESCRIPTION OF THE LAND & PROPERTY: -

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. situated, lying and being at Village Nadhal, Taluka Khalapur, District Raigad, Navi Mumbai, Maharashtra referred to as the "said property/ said Land". The Promoter/Developer is the Owner and is absolutely seized and possessed and is exclusively entitled to develop the plotting project on the said property.

B. TITLE CERTIFICATE: -

The title of the owner/promoter/developer is duly verified through their advocate **Tejaswini Wadekar** and has certified that the title of the present owner/developer/promoter is clean clear and free from all encumbrance, with ample right of development of the said property, construction thereon, and sale of the Plots, as well as the entire subject matter property or any part thereof; The said title Certificate is filed herewith as **Annexure-A.**

C. EXCLUSIVE RIGHT TO SELL AND DEVELOP: -

In the circumstances, the Owner/Developer/Promoter has the exclusive right of plotting of the said land or to develop the said land by plotting of the said land into various plots and other permitted structures thereon, as per the approved layout of plots by the concerned authority i.e, Maharashtra State Road Development Corporation (MSRDC) and the project to be known as "**The Riyasat Sankalp**" and to enter into Agreements for Sale of such plots etc. with prospective purchasers thereof under the provisions of the Transfer of Property Act. The Owner/Developer Promoter has applied for, and is granted due registration under the provisions of the Real Estate (Regulation and Development) Act, 2017, and the certificate of the same is attached hereto as **Annexure-B.**

D. PURCHASER AGREES TO ACQUIRE: -

The Purchaser, after satisfying himself as regards the title of the Owner/Developer/Promoter to the said property, and after inspection of the entire documents of title as specified in the above referred Title opinion Annexure-A and the approved layout of plots **Annexure-C**, and after inspecting the site and satisfying himself/herself as to the completion of the various phases of work, and has now agreed to purchase the **open Plot No. 174** as specified in First Schedule written hereinafter [hereinafter for the sake of brevity referred to as the "said Plot"], the Purchaser/s has/have agreed to acquire **Plot No.174, admeasuring about 120 square meters**, at or for the consideration and on the terms and conditions set out hereinafter; the said **Plot No. 174** is hereinafter referred to for the sake of convenience and brevity as "the said Plot" and is

more particularly described in the schedule hereunder written and marked in color on the Plan in Second Schedule.

E. INSPECTION OF TITLE DOCUMENTS/PLANS/LAYOUTS: -

The Purchaser/s has/have demanded from the Owner/Developer/Promoter and the owner/Developer/Promoter have given inspection to the Purchaser/s of all the documents of title relating to the said Land, N.A. Assessment or the approved layouts, in respect of the said Plot, and the common areas, amenities and the specific rights therein, as hereby agreed to be sold.

F. INDEPENDENT VERIFICATION OF TITLE BY PURCHASER: -

The Purchaser/s has/have, before the execution hereof, had the title of the Owner/Developer/Promoter thereto independently verified through the Legal Counsel/Advocate of the Purchaser/s and the Purchaser/s has/have satisfied himself/herself/themselves that the same is free from all encumbrances, and is clear and marketable.

G. CONSIDERATION: -

After being satisfied with the Title as above, the Purchaser herein made an offer to the Promoter herein to purchase the said Plot in accordance with the approved layout of plots, and with the said intention purchaser deposited a sum of **Rs. 2,51,000/- only (In Words Two Lakhs and Fifty One Thousand Rupees Only)** being the part payment out of total sale consideration of plot of **Rs. 58,12,560/- (In Words Fifty Eight Lakhs Twelve Thousand Five Hundred and Sixty Rupees Only)** in the name of Owner/Developer/Promoter, against as in consideration of the said Plot agreed to be sold by the Owner/Developer/Promoter to the Purchaser, the payment and receipt of advance amount the Owner/Developer/Promoter hereby admit and acknowledge. The Purchaser has agreed to pay the balance consideration in the manner as mentioned in the Annexure-E hereunder written, and which payment is deemed to be the essence of these presents;

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. PURCHASE AND SALE OF THE PLOT:

1.1 The Purchaser/s has/have agreed to acquire and Owner/Developer/Promoter has agreed to sell the said Open **Plot No. 174** admeasuring **120 sq.mtr**, and the right to construct thereon, as per sanction plans to the Purchaser, for the sale consideration and on the terms and conditions set out hereinafter, and which Plot is more particularly described in the First Schedule and specified in Plan in Second Schedule hereunder written.

1.2 The said Plot agreed to be acquired by the Purchaser/s herein shall be provided only and only with the common amenities and facilities as per the specifications, which are set out in the **Annexure-D** hereunder written;

1.3 The Purchaser further confirms that the Purchaser has entered into this Agreement out of his own free will and without any coercion, and after reviewing and understanding a draft of this Agreement. The Purchaser has obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

2. CONSIDERATION:

2.1. LUMP SUM CONSIDERATION AND EXCLUSIONS:

(a) As mentioned above, the Owner/Developer/Promoter herein agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Owner/Developer/Promoter the said open Plot with the common amenities and facilities as per the specifications mentioned in the **Annexure-D** at or for the mutually agreed sale consideration for plot of **Rs. 58,12,560/- (In Words Fifty Eight Lakhs Twelve Thousand Five Hundred and Sixty Rupees Only)** and the Purchaser shall make the payment of consideration in the name of "Riyasat Infra Developers Pvt. Ltd." or such other name as may be specified from time to time by the Owner/Developer/Purchaser.

(b) The Purchaser shall also make payment of Rs. Rs. 2,32,502/- (In Words Two Lakh Thirty Two Thousand Five Hundred and Two Rupees Only) as security deposit for common area maintenance projected for 5 years and Rs. 64,584/- (In Words Sixty Four Thousand Five Hundred and Eighty Four Rupees Only) towards corpus fund to the Promoter/Developer/Owner in addition to the sum mentioned in clause 2.1 (a) above which shall be transferred to the Association/ Organization of plot owners only after the deduction of the Charges for common services and other charges incurred by the developer after the date of offer to the possession by promoter/ Other entity appointed by the promoter till the handover of the maintenance charges to the Association/ Organization of the plot owners. This amount shall be payable as per the Payment schedule mentioned hereinbelow and marked as **Annexure-E**.

The above-mentioned Security Deposit and Corpus Fund shall not carry any interest and shall be retained and utilized as required / necessary by the Promoter/Developer/Owner until the formation of the Association/ Organization of plot owners or such other entity to be formed by the Promoter and till handover of maintenance charge to such association/Organization of plot owners. The Purchaser further acknowledges and agrees that promoter shall be entitled to appropriate and/or adjust security deposit held for entity/organization Formation Charges and charges for common services for the actual charges incurred for the common services by the promoter/ any entity appointed by the promoter and in case the Security Deposit collected from the purchasers of the plots in the Project are in deficit to the actual expenses incurred for the upkeep and maintenance of the Common Areas and Amenities and/ or Infrastructure, the Promoter shall be entitled to use the Corpus Fund to meet any such expenses.

(c) The said sale consideration mentioned above in clause 2.1 (a) shall be paid by the Purchaser as per the Payment schedule mentioned hereinbelow and marked as **Annexure-E**. Provided that any deduction of an amount made by the Purchaser on account of Tax Deduction at Source, if any ("TDS") as may be required under prevailing law while making any payment to the Promoter under this Agreement, shall be acknowledged/credited by the Promoter only upon the Purchaser submitting the original tax deduction at source certificate and provided that the amount mentioned in the certificate matches with the Income Tax Department site. Provided further that, if any such certificate is not produced, the Purchaser shall pay equivalent amount as interest free deposit to the Promoter, which deposit shall be refunded by the Promoter to the Purchaser, upon the Purchaser producing such certificate.

2.2 TIME PERIOD FOR POSSESSION:

a) The possession of the said Plot agreed to be purchased by the Purchaser/s shall be handed over to the Purchaser/s by the Owner/Developer/Promoter before 31/10/2025 on receipt of the entire amount as agreed. The Purchaser/s shall take possession of the said open Plot within 15 days or 2 months in case of existence of such condition which is beyond control of Owner/Developer/Promoter after complying with all the legal requirements as necessary.

(b) From the possession Date, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the said Project (as may be applicable) namely local taxes, betterment charges or such other levied by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, security agency, sweepers and all other expenses necessary and incidental for the management of the said Project (as may be

applicable) and as may be decided by the Promoter / Facility Management Company and the same shall be payable to the Developer/ Facility Management Company/ Society.

2.3 DELAY IN HANDING OVER POSSESSION BY OWNER/DEVELOPER/PROMOTER/CONSENTING PARTY: It is agreed between the parties hereto that if the Owner/Developer/Promoter fails to give possession of the said Plot in accordance with the terms of this Agreement within the stipulated period as mentioned in clause 2.2 hereinabove or within further mutually agreed period or if, the Owner/Developer/Promoter and/or its Agents for reasons beyond its control, are unable to give possession of the said Plot by the said date or then in such case, Owner/Developer/Promoter shall, without prejudice to its rights reserved hereunder, be liable on demand of the Purchase/s to refund the amounts already received by it in respect of the said Plot from the Purchase/s with simple interest thereon at such rate of interest as prescribed under the provisions of the RERA Act, 2017, and the Rules made thereunder, per annum, from the date it received the same till date the amounts and interest thereon is refunded to the Purchase/s.

3 MAINTENANCE OF THE PLOT/LAYOUT:

- a) Commencing the week after Notice in writing is given by the Owner/Developer/Promoter to the Purchaser/s that the Plot is ready for use and occupation and intimation of the same is received by the Purchaser/s from the Owner/Developer/Promoter, the Purchaser/s hereby agree/s and bind/s himself/herself/themselves to pay to the owner/developer/promoter, charges for common service if any.
- b) Notwithstanding the other provisions of this Agreement, for the better maintenance and upkeep of the Common Areas and Amenities and/or Infrastructure of the Project, the Promoter shall be entitled to manage themselves or to appoint any person entity/ies, or organization/s, or agency/ies as "Project Management Company" ("PMC") to manage the operation and maintenance of the Common Areas and Amenities and/or Infrastructure, of the said Property for a period until the Association is formed and the charge for maintenance is handed over to the Association/ Organization. For the purpose of upkeep of the Common Areas and Amenities and/or Infrastructure in the Project in good condition the Promoter may, at its discretion, decide to maintain the Project by itself or through PMC for a period of 5 years from the Possession Date even after formation of the Association/ Organization. In such event, the charges for common services for the 5 (five) years shall be collected through adjusting from the security deposit held with the promoter for this purpose as provided hereinabove and in case the Security Deposit collected from the purchasers of the plots in the Project are in deficit to the actual expenses incurred for the upkeep and maintenance of the Common Areas and Amenities and/or Infrastructure and for subsequent years, the monthly charges for common services shall be payable by the Purchaser to the Promoter/PMC/organization of plot owners, within a period of 7 days from the date of receipt of demand for the same from the Promoter/PMC/organization of plot owners. And if purchaser fails to pay such charges within 7 days from demand, then corpus fund collected above will be utilized for the same. Such charges for common services may vary due to change in rates of materials or fees as may levied by the various professionals.
- c) The Promoter shall have the authority and discretion to negotiate with such PMC and to enter into and execute formal agreement/s authorizing it/them for maintenance and management of Common Areas and Amenities and/or Infrastructure with it/ them. The cost incurred in appointing and operating the PMC shall be borne and paid by the Purchaser of the Project including the Purchaser on a pro rata basis as part of the development and common

infrastructure/maintenance charges referred to herein. In such event, the Purchaser/s agrees to abide by any and all terms, conditions, rules and/or regulations that may be framed by the Promoter or the PMC, including without limitation, payment of the Purchaser's share of the charges that may become payable with respect to the operation and maintenance of the Common Areas and Amenities and/or Infrastructure inclusive of the payment of the fees of the PMC.

4 FORMATION OF FINAL BODY OF PURCHASERS

- a) Upon 51% of the total number of plots in the Project being booked by allottees, the Promoter shall submit an application to the competent Authorities to form a cooperative housing society or an Association or Condominium or a Limited Company, to comprise of the Purchasers and other current/future allottees of plots in the Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder or any other Act and Rules made thereunder, read with RERA Act and the RERA Rules ("Association /Organization"). The Purchaser shall along with other Purchaser(s) of plots in the Project shall join in forming and registering the Association/ Organization to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and all other papers and documents necessary for the formation and registration of the Association/ Organization and for becoming a member, including the byelaws of the proposed Society/ Association/ Organization and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available by the Promoter to the Purchaser, so as to enable the Promoter to submit the application for registration of the common Association /Organization. The Purchaser shall sign and execute society formation form and such other documents required for formation of the society / association of persons at the time of execution of this Agreement or as and when intimated by the Promoter.
- b) Within 3 (Three) months from the date of occupancy certificate in respect of Project and Common Area and Amenities and sale of all the plots forming part of the Project and receipt of all amounts from the Purchasers of the Project, the Promoter shall execute a Deed of Conveyance in favour of the Association/ Organization in respect of the Common Area and Amenities subject to the right of the Promoter to dispose of unsold plots, if any and receive the entire said consideration amount and other outstanding dues from the purchasers, and to use all internal roads and common areas and utilities for such future and/or ongoing development or otherwise

5 NO RIGHTS TO DEMAND SUB-DIVISION:

The Purchaser/s of the Plot/Plots agreed to be sold hereunder and all the other purchasers of Plots in the said Land shall not have any right to make sub-division of the Plot and always subject to the applicable rules, regulations and bye-laws.

Purchasers shall not have individual right, title, claim or interest in respect of the amenity spaces, open spaces and the said entire Land and the rights of the Purchaser/s are confined only to the Plot/Plot hereby agreed to be sold, it being expressly agreed subject to the applicable rules, regulations and bye-laws.

6 UNSOLD PLOTS:

In case the Conveyance is executed in favour of the Ultimate Body before the disposal by the Owner/Developer/Promoter of all the plots on the said Land, then in such case, the Owner/Developer/Promoter shall join in the Ultimate Body as members holding such unsold plots and as and when such Plots are sold to third party at the discretion of the Owner/Developer/Promoter, the Ultimate Body shall admit as members the Purchasers of such plots without charging any premium , transfer fees, or any other extra payment.

7 REPRESENTATIONS AND WARRANTIES OF THE OWNER/DEVELOPER/PROMOTER:

The Promoter hereby represents and warrants to the Allottee/Purchaser as follows: -

- (a) The Promoter has clear and marketable title with respect to the project land/Plot; as declared in the title report annexed to the agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the project; The promoter has also obtained the necessary N.A. permission from competent authority;
- (b) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- (c) There are no encumbrances upon the project land.
- (d) There are no litigations pending before any Court of law with respect of the project land or Project.
- (e) All approvals, Licenses and permits issued by the competent authorities with respect to the Project, project land and development are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and development shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/s and common areas;
- (f) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, Whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (g) The Promoter has not entered into any agreement for sale and /or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said Plot which will, in any manner, affect the rights of Allottee under this Agreement;
- (h) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Plot to the Allottee in the manner contemplated in this Agreement;
- (i) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- (j) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project.

- (k) The promoter shall obtain all such insurance as may be notified by the Government of Maharashtra:
- (l) Title of land as a part of real estate project.

8 PAYMENT OF STAMP DUTY /REGISTRATION FEES/EXPENSES:

It is hereby expressly agreed that the PROMOTER/ DEVELOPER shall bear the Stamp Duty and Registration Charges payable on this Agreement and all documents executed by the Owner/Developer/Promoter pursuant hereto including but not restricted to the proportionate Stamp duty payable on the Deed of Conveyance of the specified parts of the land and any building within the said Complex which may be executed by the Owner/Developer/Promoter or Consenting Party in favour of the Association/condominium/society of all Plot purchasers in the said project.

9 ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangement whether written or oral, if any, between the Parties is regard to the said apartment/plot/building, as the case may be.

10 FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

11 ADDRESS FOR SERVICE:

That all notices to be served on the Allottee/Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D. and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee/Purchaser:-

- 1. Mrs. RUBY MISHRA, W/O. BHARAT KUMAR MISHRA**
(BRAHMAPURA, Brahampura , Darbhanga, Bihar- 847422)
- 2. Mr. BHARAT KUMAR MISHRA, S/O R.R MISHRA**
(BRAHMAPURA, Brahampura , Darbhanga, Bihar- 847422)

Notified Email ID:

M/S. Promoter Name: M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED represented by its authorized signatory Mr. Pushendra Kumar Saini (Pan no. GQFPS3065A)/Mr. Narendra Jangir (pan no. BDCPJ1519H)

(Center Point, Survey no 34-A, Second Floor, Kolkhe, Mumbai Pune Highway, Palaspa Phata Panvel, Raigad, 410206)

Notified Email ID: accounts.mumbai@riyasatinfra.com

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

12. DISPUTE RESOLUTION:

Any dispute between parties shall be settled amicably by following conciliation proceedings. In case of failure to settle the dispute amicably, the same shall be decided as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

13. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the court of Khalapur alone shall have exclusive jurisdiction over all the matters arising out of this agreement for sale. Any disputes may be settled by a sole arbitrator and in accordance with the provision of the Arbitration and conciliation Act, 1996.

FIRST SCHEDULE (DESCRIPTION OF 'SAID PLOT')

| | |
|---|--------------|
| Residential Plot No. | 174 |
| Total Area of the Plot (in square meters) | 120 Sq.Mtr |
| Boundaries of the Plot are as follows: | |
| On or Towards East: | Plot no.175 |
| On or Towards West: | Plot no.173 |
| On or Towards North: | 9 Mtr Road |
| On or Towards South: | Plot no. 195 |

SECOND SCHEDULE (Plan of the Plot)

Plan of the specific Plot

IN WITNESS WHEREOF PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE AT _____ IN THE PRESENCE OF ATTESTING WITNESSES, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

| Party | Signature/ impression | Thumb | Photograph |
|---|--------------------------|-------|------------|
| <p>SIGNED, SEALED & DELIVERED BY Within named Promoter: through its authorized signatory Mr Pushpendra Kumar Saini/Mr. Narendra Jangir vide resolution dated 01/12/2023</p> | | | |
| <p>SIGNED & DELIVERED BY Within named Purchaser/s: Mrs. RUBY MISHRA</p> | | | |
| <p>Mr. BHARAT KUMAR MISHRA</p> | | | |
| <p>WITNESS: -</p> | | | |
| <p>1.</p> | | | |
| <p>2.</p> | | | |

LIST OF ANNEXUES

Annexure “A”: Title Certificate.

Annexure “B”: Registration Certificate of the Project granted by the Real Estate Regulatory Authority

Annexure “C”: Authenticated Copy of the approved layout of the plots.

Annexure “D”: List of Common Areas, and Amenities to the provided under these presents.

Annexure “E”: Schedule of payment made by purchaser

Annexure “E”: Schedule of payment made by purchaser Plot No. 174.

| S.no. | Cheque No./RTGS/NEFT/DD no. | Date | Clearing Date | Amount (Rs.) |
|-------|--------------------------------|------------|---------------|--------------------|
| 1. | SBIN324149085083 | 28/05/2024 | - | 51,000/- |
| 2. | SBIN524151067228 | 30/05/2024 | - | 50,000/- |
| 3. | SBIN124162939252 | 10/06/2024 | - | 1,50,000/- |
| 4. | TDS | | - | 58,126/- |
| 5. | BALANCE AMOUNT PAYABLE | - | - | 58,00.520/- |
| | TOTAL | | | 61,09,646/- |

Note: - The above total of Rs. **61,09,646/-** includes amount of Rs. 2,32,502/- as security deposit for common area maintenance projected for 5 years and Rs. 64,584/- towards corpus fund.

R E C E I P T

RECEIVED with thanks from the within named purchasers sum of Rs. **2,51,000/-** (Rupees Two Lakhs and Fifty One Thousand Rupees only) being part payment which is as under :

| S.No. | Cheque No./RTGS/NEFT/DD No. | Date | Clearing Date | Amount (Rs.) |
|-------|-----------------------------|------------|---------------|-------------------|
| 1. | SBIN324149085083 | 28/05/2024 | - | 51,000/- |
| 2. | SBIN524151067228 | 30/05/2024 | - | 50,000/- |
| 3. | SBIN124162939252 | 10/06/2024 | - | 1,50,000/- |
| | TOTAL | - | - | 2,51,000/- |

Riyasat Infra Developer Private Limited

Authorized Signatory