

Allotment Letter

BOOKING ID:: 132

Print Date 07-08-2020

First Applicant: Mr NITIN PANDEY
Co-Applicant::
J-2 , JUDGES COLONY
BAHRAICH

Dear Sir/Madam,

This is in response to your booking dated 02-07-2020 for allotment of an apartment/unit in the project Rishita Mulberry Heights (Phase-1). We are pleased to inform that you have been allotted Flat bearing No. 401 on Fourth Floor, In Block/Tower E1, admeasuring 1886 Sq Ft. (Super Area) 1505 Sq. Ft. (Built Up Area) and 1195Sq.Ft. (Carpet Area) in Rishita Mulberry Heights (Phase-1), being developed at GH-1, Sector-C, Pocket-6, Sushant Golf City, Lucknow. NET BSP of the unit is **Rs. 6880128/- (Rupees Sixty Eight Lakh Eighty Thousand One Hundred Twenty Eight Only)**

The allotment of the apartment/unit is subject to the terms and conditions as contained in application form further subject to the terms of the agreement to sell to be entered by company with you.

For any clarification and assistance you may visit our office. We would be happy to assist you, in this regard.

You are kindly requested to accept the allotment letter, by signing on the office copy of the allotment letter. You are also requested to quote the unit number in all future communication with us.

Allotted Unit Detail

Unit No. 401 Floor: Fourth Floor Block: E1

Warm Regards,

For Rishita Developers Pvt. Ltd.


Signatory

CIN:U45201UP2008PTC035945 RERA REGN. NO.: UPRERAPRJ357829 Website RERA: up-rera.in

RECEIPT

Customer Copy

Receipt No. R000691
Customer ID 132
Customer Name MR. NITIN PANDEY
S/O HARI SHYAM PANDEY

J-2 , Judges Colony
Bahraich
Bahraich
M.9670622227

Receipt Date 09-07-2020
Payment Mode Cheque

Cheque No. 322295
Cheque Date 02-07-2020
Drawn On SBI-322295

Receipt Date 09-07-2020

Receipt Amount RUPEES THREE LAKH SIXTY ONE THOUSAND TWO HUNDRED TEN ONLY
Project Name Mulberry Heights, GH-1, Sector C, Pocket-6, Sushant Golf City, Luckn
Property Detail Unit No.E1-401 On Fourth Floor at E1 Measuring Super Area 1886 Sq.Ft. (Carpet Area 1195 Sq.Ft.,BuiltUp Area 1505 Sq.Ft.)

SNo.	Particulars	SAC Code	TAX %	Receipt Amount	SGST Amount	CGST Amount	Total Amount
1	Initial Payment						
	BSP		2.50,2.50	3,44,006.00	8,600.15	8,600.15	3,61,206.30
2	On Casting of Fifth Floor Roof or within 120 days from the Date of Booking						
	BSP		2.50,2.50	3.52	0.09	0.09	3.70
Total Rs.				3,44,009.52	8,600.24	8,600.24	3,61,210.00
Grand Total				3,61,210.00			

CIN NO.: U45201UP2008PTC035945

RERA : UPRERAPRJ357829

For Rishita Developers Pvt. Ltd.

Authorized Signatory

CIN No. U45201UP2008PTC035945 (2008-09)

Service Tax No. AAECR1191GSD001

GST NO.- 09AAECR1191G1ZD

Rera Registration No. UPRERAPRJ357829

www.up-rera.in

This Receipt is subject to the realisation of the Cheque/DD

The receipts are not transferable without written consent of the company.

This is only the Receipt for the remittance as above and this does not entitle you to claim ownership / title of the above property unless you are the confirmed owner of the property as per Company's record.

Corporate Office

Coronation Anand Tower, 1st floor, 116-117,

Vibhuti Khand, Gomti Nagar, Lucknow - 226010

CIN - U45201UP2008PTC035945

9044 475 007

info@rishitadevelopers.com



उत्तर प्रदेश UTTAR PRADESH

FE 749187

Part of Builder Buyer Agreement.
E₁-401

Preshant
Anamish
DEVELOPER

Mtm Pandey
7/8/20
BUYER(S)

AGREEMENT FOR SALE

This AGREEMENT FOR SALE ("Agreement") is executed on this 7th day of August 2020

By and Between

Rishita Developers Pvt. Ltd. (CIN No. U45201UP2008PTC035945), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at **Coronation Anand Tower, 116-117, Vibhuti Khand, Gomti Nagar, Lucknow** and its corporate office at **Coronation Anand Tower, 116-117, Vibhuti Khand, Gomti Nagar, Lucknow** (PAN AAECR1191G), represented by its authorized signatory **Mr. Prashant Srivastava and Mr. Abhishek Mishra** authorized vide board resolution dated 03/04/2019 (hereinafter referred to as the "Promoter" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns)

[AND]

MR. NITIN PANDEY (Aadhar No. 598757018919) Son of **SHRI HARI SHYAM PANDEY** aged about 42 yrs residing at **J-2, JUDGES COLONY BAHRAICH, UTTAR PRADESH.** (PAN No. AUEPP3400F), (hereinafter called the "Allottee" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

INTERPRETATIONS / DEFINITIONS:

For the purpose of this Agreement for Sale/Lease, unless the context otherwise requires,-

(a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016)

(b) "Authority" means Uttar Pradesh Real Estate Regulatory Authority.

DEVELOPER

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BUYER(S)

Prashant
Abhishek

Nitin Pandey
7/8/20

- (c)"Government" means the Government of Uttar Pradesh;
- (d)"Rules" means the Uttar Pradesh Real Estate (Regulation and Development) (Amendment) Rules, 2016 as amended from time to time
- (e)"Regulations" means the Regulations made under the Real Estate (Regulation and Development Act), 2016;
- (f)"section" means a section of the Act.
- (G)"Common Areas" means such common areas and facilities within said building/said complex earmarked for common use of all buyer(s) excluding the land and building of the club

WHEREAS:

- A. The Promoter is the absolute and lawful owner of **Undivided share of Land of Tower E1 & Club of Group Housing -1 ,Sector-C, Pocket -6, Sushant Golf City, Sultanpur Road, Shaheed Path, Lucknow** totally admeasuring 7796.03 square meters situated at **Sushant Golf City, Group Housing -1 ,Sector -C, Pocket -6, Sultanpur Road (Shaheed Path) Lucknow 226030** in Tehsil & District **Lucknow** ("Said Land") vide sale deed(s) dated **14.01.2019** registered in the office of Sub-Registrar-II in **book No-1 Volume 1173** at pages **335-380** as documents No. **1250** on dated **15.01.2019**
- B. The said land is earmarked for the purpose of constructing a residential project has been registered under the RERA Act as Phase-I and along with land appurtenant to it with Basement parking, Stilt Parking (If Any) & Open parking Spaces. The said project shall be known as **Rishita Mulberry Heights Phase-1** ("project")
- C. The promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the promoter regarding the said Land on which project is to be constructed have been completed.
- D. The **Lucknow Development Authority, Lucknow** has granted the commencement certificate to develop the project vide approval dated **23/04/2018** bearing registration no **42917**.

Preshant
DEVELOPER *[Signature]*

E1-401

Mtm Pandey
BUYER(S)
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- E. The promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the said project from the **Lucknow Development Authority, Lucknow**. The promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the act and other laws as applicable, provided that in case of changes required to complete the project due to Technical & other reasons, the Allottee permits the Promoter to make such changes to which the allottee will provide written consent as required by the promoter for such changes.
- F. The promoter has registered the project under the provisions of the act with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow on Date 15.02.2019 under Registration No. **UPRERAPRJ357829**. The details of the Promoter and Project are also available on the website (www.up-rera.in) of the Authority;
- G. The Allottee had applied for an Apartment (Apartment herein would mean a residential Flat) in the project vide application no **132** dated **02/07/2020** and has been allotted Apartment No. **E1-401** having Carpet area of Square Meters **111.01** Type **3B3T** on **4th floor** in [tower/block/building] no **E1** along with One Parking in the Project for Total Consideration of **Rs. 79,84,486/- +IFMS & taxes** as applicable from time to time at the time of actual payment as permissible under the applicable laws and of pro rata share in the common areas ("Common areas" excluding the land and building of the club which is not part of the common areas and has been separately constructed on the land earmarked for it. However, the apartment owners shall be eligible for the club membership upon payment. The club is separate project and shall be owned, run & operated by the promoter or its nominated agency or the person to whom the club has been transferred/leased) as defined under clause (d) of rule 2(1) of U.P. Real Estate (Regulation & Development) Rules 2016 and deed of declaration submitted before the concerned authority (hereinafter referred to as the "**Apartment**" more particularly described in **Schedule-A** and the floor plan of the apartment is annexed hereto and marked as **Schedule-B**)
- H. The allottee shall be allocated slot no for Parking at the time of issuance of possession letter in the covered parking area (location to be finalized by promoter/RWA on first come first serve basis at the time of issuance of possession letter) free of cost to be ratified by resident welfare association.

Poojank
Asmita
 DEVELOPER

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Mtm Pandey
 BUYER(S) *7/8/20*

- I. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed as per confirmations, representations & assurances among both parties as per applicable laws and willing to enter into agreement;
- J. M/S Ansal Properties & Infrastructures Pvt. Ltd. Registered Office situated at 115 Ansal Bhavan 16 - Kasturba Gandhi Marg, New Delhi has been/is Developing Hi Tech Township at Sultanpur Road Lucknow under Hi Tech Township Policy of state of Uttar Pradesh. A Memorandum of Understanding (Hereinafter referred to as "MOU for Development of Hi-Tech Township") was executed between M/S Ansal Properties & Infrastructure Pvt. Ltd. and Lucknow Development Authority (Hereinafter referred to as "Lucknow Development Authority /LDA"), a development authority constituted under the provisions of Uttar Pradesh Urban Planning Development Act 1973, under the terms and conditions of "MOU for Development of Hi-Tech Township", M/S Ansal Properties & Infrastructures Pvt. Ltd is authorized to transfer/sell the FSI Areas and/or undivided share of land and/or developed units of different specifications and sizes, developed by the M/S Ansal Properties & Infrastructures Pvt. Ltd to its transferee(s)/purchasers on the terms and conditions of Hi-Tech Township Policy. This Hi-Tech Township on the land admeasuring 3530 acres (approx.) under the name and style of "Sushant Golf City", and, located on Amar Shaheed Path, Lucknow- Sultanpur Highway Lucknow-226030 (hereinafter referred to as "Sushant Golf City Project").
- K. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- L. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- M. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment as specified in Para G .

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

DEVELOPER

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BUYER(S)

7/8/20

1. TERMS

1.1. Subject to the terms and conditions in agreement, the promoter agrees to sell to the allottee and the allottee agrees to purchase the Apartment as specified in para G.

1.2 Both the parties confirm that they have read and understood the provisions of section -14 of the act.

1.3. The Total price for the Apartment based on the carpet area is **Rs. 79,84,486/- + IFMS Rs. 94,300/- Extra (in words Rupees Seventy nine lakh eighty four thousand four hundred eighty six only + IFMS extra)**("Total Price").

Block/Building/Tower no E1 Apartment no. 401 Type 3B3T Floor 4 th Carpet Area 1195 Sq. Ft. /111.01 Sq. mt.	Rate of Apartment Rs. 71,925.82/- per square meter (Rs. 6,681.57/- Per sq. foot)* calculated on Carpet Area +Taxes (extra)
Total Price (in rupees) of Apartment along with One Parking	Rs. 79,84,486/- +IFMS

Explanation:

(i) The total price above includes the booking amount paid by the Allottee to the Promoter towards the Apartment;

(ii) The total price above is exclusive of all taxes (consisting of tax paid or payable by the Promoter by way of GST and other taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the apartment to the allottee and the project to the association of Allottees or the competent authority, as the case may be, after obtaining the completion certificate:

Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the Promoter shall be increased/ reduced based on such change/ modification.

DEVELOPER

E1-401

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7/8/20

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee:

(1) Signature

Nitin Pandey

Name:

MRS. NITIN PANDEY

J-2, JUDGES COLONY BAHRAICH,
UTTAR PRADESH.

At Lucknow on.....in the presence of:

WITNESSES:

(1) Signature

Vivek Parashar

Name

VIVEK PARASHAR

Address

Sl. No.	Particulars	Rate	Amount

(2) Signature

Name

Address

*or such other certificate by whatever name called issued by the competent authority.

DEVELOPER

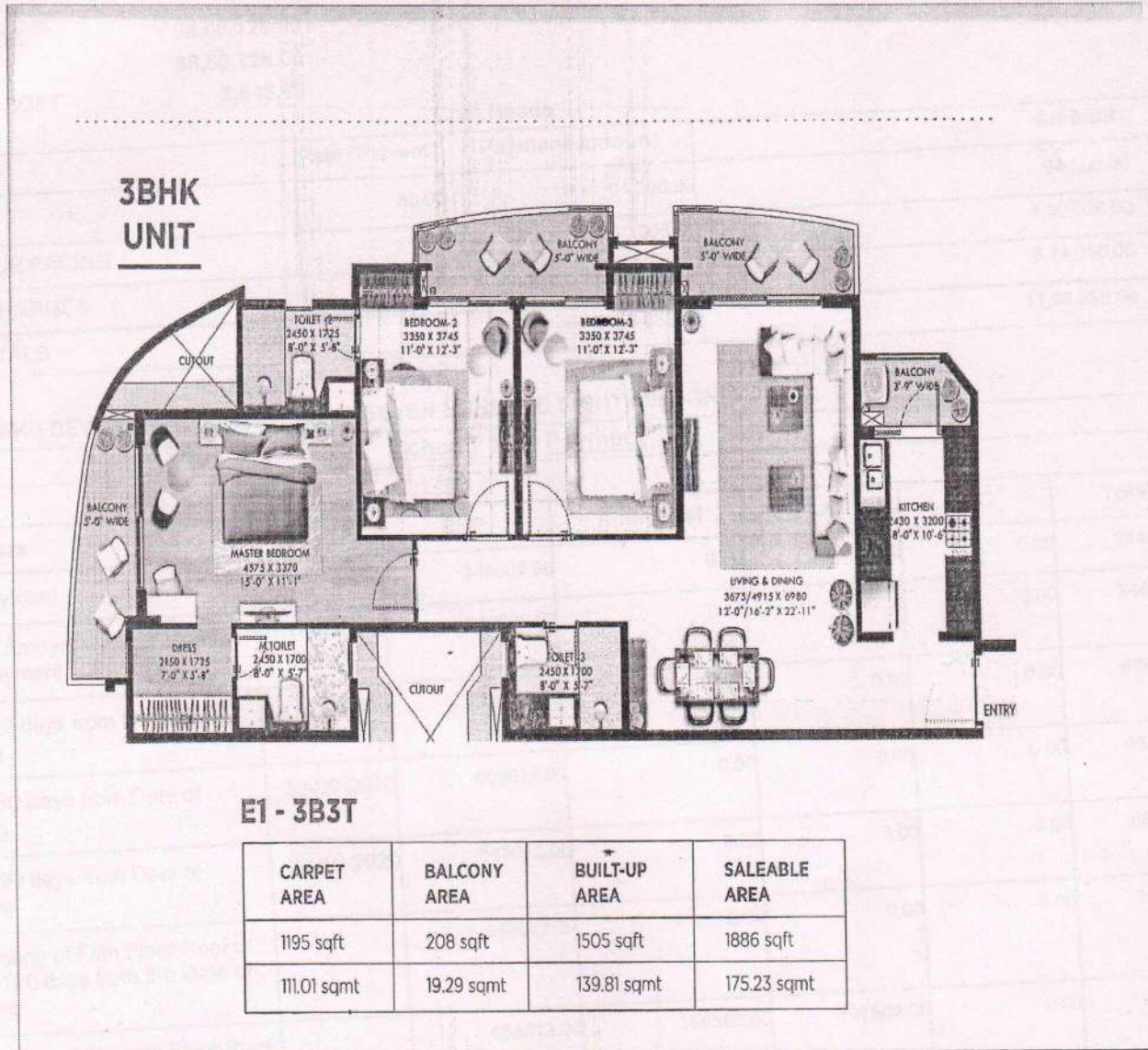
Vishant
Anand

E1-401

BUYER(S)

Nitin Pandey
7/20

Schedule :- B



Prashant
A. Srinivas

M. H. M. Prashant
7/8/20

Schedule C

MR. NITIN PANDEY
CLP_06062020_E1
GANESHAM ADEPT

Project : Mulberry Heights Payment Plan Consolidated

File No.132
Unit No. E1-401 E1
Super Area 1886 Sq.Ft.
Carpet Area 1195 Sq.Ft.
BuiltUp Area 1505 Sq.Ft.

71,66,800.00

2,86,672.00 Discount Details - Bsp.Disc.-71668.00, Associate Disc.-215004.00

SALE PRICE

68,80,128.00

68,80,128.00

BSP PER SQFT

3,648.00

Cost Heads

Particulars	Rate / Percent	Payment Amount	Amount
IFMS	50.00	94,300.00	94,300.00
GREEN OR CLUB FACING	0.00	4,30,008.00	4,30,008.00
ADDITIONAL CHARGES	6,74,350.00	6,74,350.00	6,74,350.00
TOTALS		11,98,658.00	11,98,658.00

AL UNIT COST : 80,78,786.00

EES EIGHTY LAKH SEVENTY EIGHT THOUSAND SEVEN HUNDRED EIGHTY SIX ONLY

Schedule for Payment

%	Particulars	Due Date	BSP	Additional	PLC	EDC	Total
1	5.00 Initial Payment	02-07-2020	344006.00	0.00	0.00	0.00	344006.00
2	5.00 Booking Amount within 1 Month of Initial Payment	01-08-2020	344006.00	0.00	0.00	0.00	344006.00
3	10.00 Within 30 days from Date of Booking	31-08-2020	688013.00	0.00	0.00	0.00	688013.00
4	10.00 Within 60 Days from Date of Booking	30-09-2020	688013.00	0.00	0.00	0.00	688013.00
5	10.00 Within 90 days from Date of Booking	30-10-2020	688013.00	0.00	0.00	0.00	688013.00
6	10.00 On Casting of Fifth Floor Roof or within 120 days from the Date of Booking	-	688013.00	0.00	0.00	0.00	688013.00
	10.00 On Casting of Seventh Floor Roof or within 150 days from the Date of Booking	-	688013.00	168588.00	107502.00	0.00	964103.00
8	10.00 On Casting of Ninth Floor Roof or within 180 days from the Date of Booking	-	688013.00	168588.00	107502.00	0.00	964103.00
9	10.00 On Casting of Eleventh Floor Roof or within 210 days from the Date of Booking	-	688013.00	168588.00	107502.00	0.00	964103.00

Prashant
Associate

Nitin Pandey
7/8/20

Payment Plan Consolidated

MR. NITIN PANDEY
CLP_06062020_E1
GANESHAM ADEPT

File No.132
Unit No. E1-401 E1
1886 Sq.Ft.
1195 Sq.Ft.
1505 Sq.Ft.

71,66,800.00

2,86,672.00 Discount Details - Bsp.Disc.-71668.00, Associate Disc.-215004.00

LE PRICE

68,80,128.00

68,80,128.00

BSP PER SQFT.

3,648.00

%	Particulars	Due Date	BSP	Additional	PLC	EDC	Total
10.00	On Casting of Fourteenth Floor Roof or within 240 days from the Date of Booking	-	688013.00	168586.00	107502.00	0.00	964101.00
11	5.00 On Completion of Super structure	-	344006.00	0.00	0.00	0.00	344006.00
12	5.00 On offer of Possession	-	344006.00	94300.00	0.00	0.00	438306.00
TOTALS			6880128.00	768650.00	430008.00	0.00	8078786.00

Applicant

Co-Applicant

Authorized Signatory

NOTE - GST, Stamp Duty, Other Taxes or Govt. Levy shall be charged extra as applicable.

Peshon

Associate

Nitin Pandey
7/8/20