

Stamp Duty:- _____/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered at Badlapur,

On this _____ Day _____ 2017.

Village :- PASHANE, TAL-KARJAT.
Building Name :- "GALAXY GARDEN" Building No. _____.
Flat No. :- -----
Area of Flat :- ----- Sq. Mtrs. (Carpet)
Actual Value :- Rs. -----/-
Market Value :- Rs. _____/-

BETWEEN

S. K. DEVELOPERS, a partnership firm through its Partner
1) MR. KIRTI MOHANLAL VELANI, aged about 36 years, Indian Inhabitant, Hindu Adult, Occupation:-Business, **2) MR. PRAVIN V. GAMI**, aged about 42 years, Indian Inhabitant, Hindu Adult, Occupation:-Business, having its office at :- Galaxy Garden, Pashane Road, Pashane, Taluka-Karjat, Dist-Raigad, Pin Code-410101, **PAN CARD NO-ABRFS7067B**, hereinafter referred to as **"BUILDERS/DEVELOPERS"**, (Which expression shall unless it is repugnant to the context or meaning thereof shall mean and include their heirs, successors, administrators and assignees)
PARTY OF THE FIRST PART.

AND,

1) MR. ----- , PAN NO-----, aged about
 ---- Years Residing at:-
 ----- Hereinafter
 referred to as **"PURCHASERS"** (Which expression shall unless it is repugnant to the context or meaning thereof shall mean and include their heirs, successors, administrators and assignees)
PARTY OF THE SECOND PART.

AND WHEREAS, MR. DEEPAK D. KUDKE AND 02 OTHERS, are the previous Owners of New Survey No. 242, Plot No. 1 to 59) having Old Survey No. **(Old Survey No. 218/18, 219/1, 218/22, 219/2, 219/5, 219/6, 219/7, 219/8, 201/4, 201/5, 222/3, 222/7, 222/8)** hereinafter referred to as “**SCHEDULE-A**”.

MR. DEEPAK D. KUDKE AND 02 OTHERS had sold their above property to S.K. Developers., a partnership firm having 05 Partners by registered sale deed bearing no. 2707/2010 dated 05/04/2010 and their name has been mutated on said property by **Mutation entry no. 3517 of Village Pashane, Tal:-Ambernath, Dist:-Thane.**

And Whereas, **MR. LALJI PADAMSI VISARIA & 09 OTHERS** the partners of “**S. K. DEVELOPERS**” has admitted 05 new partners in the said firm and reconstituted the partnership on 21/10/2014, by Deed of Admission cum Reconstitution, and the said change has been intimated to the Registrar of Firms of Partnership on 05/12/2014 and the fees of Rs. 2200/- has been paid accordingly.

And Whereas, **MR. LALJI PADAMSI VISARIA & 09 OTHERS** the partners of “**S. K. DEVELOPERS**” has applied for revised Non Agricultural Permission alongwith the revised building plans, & accordingly the revised N.A. order has been passed by the Collector Office Raigad Alibaug bearing No. **Masha/LLA. 1(B)/ PRAKARAN KRAMANK 26/2015 Dated 28/09/2016** and the Building plan on the said properties is also sanctioned by A.D.T.P. Raigad Alibaug bearing No. BP/Pashane/Tal-Karjat-4835, Dated 04/10/2012.

WHEREAS, the First Party is constructing a multistoried building having **Stilt + 4 Floors**, named “**GALAXY GARDEN**” Situated at village:-Pashane, Tal:-Karjat, Dist:-Raigad, on the landed property, mentioned in “**SCHEDULE A**” total area

admeasuring about **15002 Sq. Mtrs**..... hereinafter referred to as the ‘Said Property’.

AND WHEREAS the Developers/Builders have entered into standard agreement with its Architect, **“DESTINATION”** who is being registered with the council of Architects, and such agreement is as per the Agreement prescribed By the Council of Architects and the Developers.

AND WHEREAS, the party of the first part has agreed to sell to the party of the second part, and the party of the second part has agreed to purchase from the party of the first part, one self contained **Flat bearing No. ----**, on the **1st Floor**, in the building named **“GALAXY GARDEN” Building No. ---**, area admeasuring about ----- **Sq. Mtrs (Carpet)** lying & Situated on Survey No. 242, Hissa No. 1 to 59 (**Plot No. 1 to 59**) total area admeasuring about 15002 Sq. Mtrs., of **VILLAGE:-PASHANE, TAL:-KARJAT, DIST:-RAIGAD,** hereinafter referred to as **“The Said Flat”**, and which is more particularly described in details in the **“SCHDEULE B”** hereunder written upon and subject to the terms and conditions hereinafter contained.

- NOW THIS AGREEMENT WITNESSETH :-**
- 1.** That the First Party hereby agrees to sell to the second party and the second party agrees to buy from the First Party, the Said Flat for the total consideration of **Rs. -----/- (Rs. -----only)** more particularly described in the schedule hereunder written.
- 2. Out of the total consideration amount the party of the second part shall pay the Consideration amount as under:-**

SR. NO .	PAYMENT SCHEDULE	BOOKI NG AMOUN T
1.	BOOKING AMOUNT	15 %
2.	PLINTH WORK IN ON PROGRESS	25 %
3.	01 ST SLAB IN ON PROGRESS	10 %

4.	02ND SLAB IN ON PROGRESS	08 %
5.	03RD SLAB IN ON PROGRESS	08 %
6.	04TH SLAB IN ON PROGRESS	08 %
7.	05TH SLAB IN ON PROGRESS	08 %
8.	BRICK WORK & PLASTER WORK IS ON PROGRESS	08 %
9.	TILING PULMBING, COLOURING WORK IS ON PROGRESS	08 %
10.	AT THE TIME OF POSSESSION	02 %
<u>TOTAL</u>		<u>100 %</u>

THE purchaser agrees and assures to pay on demand and / or prior to taking the possession of the said flat towards:-

- a Electric and water connection charges.
- b Balcony Enclosing Charges, Grill Charges.
- c Legal Charges.
- d Recreational Facility Charges.
- e Advance maintenance charges for 24 months from the date of completion of building irrespective of the date of the purchaser taking the possession of the premises.
- f Society Registration/Formation Charges.

3. That the first party expects to deliver and handover to the second party the vacant and physical possession of the said flat duly constructed in all respects duly constructed duly in all respects for the use and occupation of the second party after becoming the said Flat ready for possession.

4. The second part, prior to execution of this agreement, has satisfied himself/themselves about the title or the party of the First Part, besides having seen the duly approved plans and specifications passed and approved by the competent Authority. The Second Party has inspected and perused the Agreement for sale, Sale Deed and Power of Attorney in respect of the Said property mentioned in Schedule A in favour of the First Party and also the Search Report, and Title Certificate pertaining to the said property Issued by “**ADV. PRASAD G. SHELKE**” from the said records, the second part agrees that he is satisfied with the title of

the first party in respect of the said property and the said flat is free from all encumbrances.

5. That the second party shall take possession of the said flat within seven days of written intimation from first party that the same is ready for possession, by paying all the outstanding dues payable to the first party in terms of this Agreement. If the second party fails to take possession of the said flat within the aforesaid period by paying all the dues payable , the said flat will remain vacant and the second party shall be liable to pay taxes, maintenance charges and other outgoings in respect of the said flat even though it is not in his possession.

6. That the second party shall not transfer or mortgage or in any way assign his rights or title of the said flat unless and until he pays all the amount payable to the first party regarding the said flat.

7. That the Second party shall not alter or make additions to the structure and shall maintain the flat and the premises in good condition and shall not misuse the same for any other purpose other than for which it is purchased.

8. That on the possession of the said flat being given by the first party to the second party; the second party shall be liable for all future liabilities towards all Government and Semi Government Authorities and to municipal Body. It is also agreed by the flat purchaser to bear the service tax, vat tax, society charges, on the purchase of the flat, whenever demanded. The second party shall also regularly pay maintenance charges, electricity charges, water supply bills and other taxes, etc.... to the party of the first part till society is formed and handed over to the members.

9. All letters, notices and receipts issued by the party of the first party and dispatched under the certificate of posting on the address of the second party or on such other address intimated to

the first party by the second party are known to the First party, will be sufficient proof of the said communications by the second party shall completely and effectually discharge the First party.

10. The second party shall have no claim save and except in respect of the particular flat mentioned herein. All open spaces, terraces, garages etc. will remain the property of the First Party.

11. The First party shall have a right to make any additional construction, after obtaining necessary sanction for such construction from the competent authority and all such additions, alterations, structures and storages etc., shall be the sole property of the first party and the First party shall have liberty to sell, assign, mortgage, or otherwise deal with or dispose of his rights title and interest intrude of any kind whatsoever in or over the said property or in building or any part thereof except over the flat purchased by the second party as is hereinabove mentioned and hereinafter stated.

12. So long as each flat is not separately assessed for the municipal charges, the second party shall pay a proportionate share of Municipal OR Gram Panchayat Pashane and water charges assessed on the whole building, such proportion to be determined by the First party on the basis of equal share of each flat in the said building and these decisions shall be conclusive and binding on the Second party.

13. The Second party hereby agrees to pay any amount by way of deterrent charges, or development taxes, or charges or any other taxes or payment of similar nature becoming payable by the First party to the Gram Panchayat Pashane, or the State Government in respect of the said property or the said building, the same shall be reimbursed by the second party to the First party in proportion to the area of the flat agreed to the acquired by the second party in relation to the total area of the flat with the entire building and in determining such amount, the decision of

the First Party shall be conclusive and binding upon the second party.

14. That the second party shall at no time demand partition of his interest in the said land and building in any part thereof, it being hereby agreed and declared by the second party that this interest in the said building is importable and it is agreed that the party of the first part shall not be liable to execute any assignment or any other documents in respect of the said flat in favour of the second party.

15. If the second party neglects, omits or fails for any reasons whatsoever, to pay to the first party any of the amounts due and payable by the second party under the terms and conditions of this agreement whether before or after delivery of the possession of the flat within the time given by the first party or if the second part shall in way fail to perform or observe any of the clause and stipulations on his part herein contained, the first party shall be entitled to re-enter upon the premises and resume the possession of the said flat and this agreement shall cease and stand terminated and the money already paid by the second party to the first party shall stand absolutely forfeited to the first party and the second party shall have no claim for refund or the repayment of the said money paid to the first party and the second party shall have no claim for refund or the repayment of the said money paid to the first party and the second party shall also be liable to immediate ejectment as a trespasser.

16. If the second party requires taking loans against the flat and for that purpose if he wants certain documents or certified copies of the same regarding the said property, the first party should make available the said copies only at the cost of the second party.

17. THE Purchaser agrees to pay the PROMOTERS/BUILDERS interest @ 18% per annum on all the amounts which becomes due and payable by the Purchaser to the PROMOTERS / BUILDERS

under the terms of this Agreement from the date of the said amount is payable by the Purchaser to the PROMOTER / BUILDERS.

18. ON Purchaser committing default, in payment on due date of any amount due and payable by the Purchaser to the PROMOTERS / BUILDERS under agreement (including his proportionate share of taxes levied by the concerned local authority and other outgoing) and on the Purchaser committing breach of any of the terms and conditions herein contained the PROMOTERS / BUILDERS shall be entitled to at their option to terminate this agreement.

19. THE PURCHASER/S shall use the said premises or any part thereof or permit the same to be used only for the purpose for which it is allotted by the PROMOTERS only as per the prevailing rules, regulations and byelaws of the concerned authorities.

20. THE PURCHASER/S herein hereby agree and assures to pay the requisite amount, being charges for M.S.E.B. deposit and incidental expenses thereto, proportionate water connection charges and incidental expenses thereto, legal charges, and such incidental expenses thereto.

21. The PURCHASER/S and /or the PROMOTERS shall from time to time sign all applications, papers and documents and do all such acts, deeds and thing as the PROMOTERS and / or the society may require for safe-guarding the interest of the PROMOTERS and / or the PURCHASER and the other purchasers of the said premises in the said building.

22. It is agreed between the both parties that delay tolerated or indulgence shown by the PROMOTERS/BUILDERS in enforcing the terms of this agreement or any forbearance or giving of time to the purchaser by the PROMOTERS / BUILDERS shall not be constructed as a waiver on the part of the PROMOTERS / BUILDERS of any breach or non-compliance of any of the Purchaser nor shall the same in any manner prejudice the rights of the PROMOTERS / BUILDERS.

23. THE PURCHASER shall not claim any deduction in the cost of his/her/ their flat on account of deletion of any item of construction as per his/her/their requirements, of the Purchaser in his / her flat.

IF additional amenities are required by the PURCHASER, then in that event the purchaser agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the PROMOTERS or the Architect of the Promoters and his decisions shall be final and binding.

24. THE transaction covered by this contract at present is understood to be a sale liable to tax under Sales Tax laws, central or state, liable for tax as a sale or otherwise either as a whole or in part, in connection with this transaction are liable to tax, the same shall be payable by the purchaser along with other purchasers of the building on demand at any time.

25. IN case for any reason whatsoever if the agreement is terminated, the Purchaser herein shall not be entitled to a refund of the sale price already paid by them under the agreement and such amount shall stand forfeited and the PROMOTERS/BUILDERS shall be entitled to sell the flat to any other prospective purchaser.

27. IF the PURCHASER intends to cancel this agreement with having good and reasonable grounds, he/she shall give written application to the promoters and on cancellation of the agreement he/she shall give six months period to the PROMOTERS within which period the promoters shall arrange to refund the moneys collected by them on account of the installments of the said premises without any interest.

28. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flats in the said building if any, shall belong exclusively to the respective purchaser of the terrace flat and such terrace space are intended for the exclusive use of the respective terrace flat Purchaser. The said terrace shall not be enclosed by the Purchaser

till the permission in writing is obtained from the concerned local authority and the PROMOTERS / BUILDERS or the society.

29. IF the PURCHASER/S neglects, omits or fails in any manner whatsoever to pay to the PROMOTERS any of the amounts due and payable by the PURCHASER under the terms and conditions of the agreement (whether before or after delivery of possession) within the time herein specified or if the purchaser shall in any other way fails to perform or observe any of the covenants and stipulations or his part thereto contained or referred to the PROMOTER shall be entitled to re-enter and resume possession of the said flat other unit etc., and of everything whatsoever therein contained and this agreement shall cease and stand terminated and the earnest money and other amounts already paid by the PURCHASER to the PROMOTERS shall be forfeited in respect of the said premises and the purchaser shall have no claim in or upon the said premises and the purchaser hereby agree to forfeit his rights, title and interest in the said premises and in such event the purchaser shall be liable to be immediately ejected as trespasser but the right given by this clause to the PROMOTERS shall be without prejudice to the other rights, remedies and claims, whatsoever at law or under this agreement of the promoters against the purchaser.

30. THE PROMOTERS shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the purchaser herein along with the other purchasers shall not raise any objection for such non-residential use of the premises sold by the promoters to the intending purchasers.

31. The second party shall not make any changes to the exterior walls of his flat so make any alterations to the exterior of his flat which will cause inconvenience or create damage to the adjoining flats.

32. THE BUILDERS/DEVELOPERS shall have absolute right and authority to utilize and / or to consume the T.D.R. and / or additional floating F.S.I. on the aforesaid property at and for time hereinafter and they shall get the plans revised/ amended from the A.D.T.P. RAIGAD- Alibaug, and the Purchaser herein along with the other purchaser shall not raise any objection for such revised plans and amalgamation of the aforesaid plot. The flat purchaser has granted his / her irrevocable consent to the Promoters for availing of the Transfer of Development Rights /floating floor space index from any other source and utilize the same on the said property in accordance with the plans to be sanctioned /revised by the A.D.T.P. RAIGAD- Alibaug, or Gram Panchayat Pashane, and the Purchaser herein along with the other purchaser shall not raise any objection for such revised plans and amalgamation of the aforesaid plot. The flat / shop purchaser has granted his / her irrevocable consent to the Promoters for availing of the Transfer of Development Rights / Floating floor space index from any other source and utilize the same on the said property in accordance with the plans to be sanctioned / revised by the A.D.T.P. RAIGAD- Alibaug, or Gram Panchayat Pashane, and the purchaser will not be entitled to raise any objection for the same.

33. ALL costs, charges and expenses, penalties, sales-tax, if any, including stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement as well as the conveyance and other documents and the formation, registration or incorporation of the Co-operative Society, shall be borne, shared and paid by all the purchasers of the flats, or other units or other spaces and / or paid by such co-operative society or as the case may be. The purchaser shall present this Agreement as well as the conveyance at the proper registration office for registration within the time limits prescribed by the Registration Act and the PROMOTERS shall attend such office and admit the execution thereof. The purchaser shall

deposit with the promoters a sum of which will be worked at the prevailing rates being proportionate share of stamp duty that would be needed for execution of final deed of conveyance in favour of the Co-operative Housing Society or Condominium of Apartments. It is agreed that unless and until the purchaser of various flats in the said building pays the proportionate amount of stamp duty and registration charges, if any, the PROMOTERS shall not be obliged to execute or cause to be executed the final deed of conveyance in favour of the co-operative housing society / condominium of apartments.

34. IT is agreed and understood by and between the parties that, the PURCHASER/S will have to bear and pay the charges for the maintenance for the common area facilities for entire complex such as internal roads, right of way, street lights, storm water drains, garden including playing equipments, electric sub-station and cables, main water pipes and connections, servants toilets etc., and all other common facilities which are for the benefit of all the buildings in the complex.

35. The Purchaser hereby agrees with the Developers as follows :-

a. The Purchaser shall after taking the possession of the said flat from the developers maintain the flat at his /her own cost in a good and tenantable repair condition and shall not do or cause to be done anything to the said building or the said flat, staircase or anything which is used in common by the flat purchasers of the said building which are strictly prohibited by the concerned local authorities or the bye -laws of the said society and shall not make any alteration, change or additions in or the said flat or to the building or building elevation or any part of the said .

b. The Purchaser shall not store in the flats any goods which are of hazardous, combustible or any other thing which are of dangerous nature or the goods which are prohibited from storing and which may damage the construction or the structure of the

building in which the flat is so situated and in case of any damage is caused to the building in which the said flat is situated due to the negligence or default in complaining the restrictions, then the purchaser shall be liable for the consequence of the same and shall be liable to make the good for the losses which may incurred.

c. The Purchaser shall carry out at his /her own cost all the internal repairs of the said flat and shall be liable to maintain the said flat in the same order and state in which it was being delivered by the developers and shall not amend, demolish or alter any basic structure of the said flat or do or suffer to be done anything which may cause dangerous to the said flat as well as to the said building in which the said flat is situated. And in the event of breach of the said condition the Purchaser shall be personally liable for the same.

d. If the building or any part thereof gets damaged or demolished on account of any act of any natural calamities such as earthquakes, floods or any act of enemy, war or any other reason which is beyond the control of the Developers then such losses incurred to the building shall be born by the Purchasers along with the other purchasers and for that reasons Developers shall not be responsible.

e. The Purchaser further agrees that he /she shall not use or permit others to use the said flat for the purpose other than that for which it is being agreed to be sold or for a purpose which will be immoral and against public policy or for the purpose which is prohibited by the law.

f. The Purchaser shall take a written consent of the Developers before parting with the possession of the said flat or the interest in the said flat or the benefits of the said Agreement to any other person or persons. The Developers shall provide their consent only after recovering the dues that are payable by the Purchaser to the Developers under this agreement and the purchaser has complied with all the terms and conditions of the said agreement.

g. The Purchaser shall permit the Developers, their servants, agents, employers or any other person duly authorized, at all reasonable time to enter, inspect, examine and analysis the said land or the condition of the said building or any part thereof, or for the purpose of repairing, maintaining, cleaning, lightning or servicing by giving one days notice to the Purchaser of the said intention.

h. The Purchaser agrees that the expenses for the formation and registration of Co-Operative Housing Society, such as Registration fees, membership fees and other incidental expenses thereto shall be born by the Purchasers proportionately.

i. The Purchaser agrees that he shall bear all the expenses such as stamp duty, registration fees, all cost and expenses in connection with the preparation and execution of the Conveyance in respect of the said land and building thereon in favour of the said society, proportion to the respective floor areas of their respective Flats with all other flat purchasers in the said building.

j. In the event of the Corporate Body being formed and registered before the sale and final disposal by the developers of all the flats in the said building the powers and authority of the corporate body as formed or flat purchaser and other flat Purchasers shall be subject to the overall control of the developers in respect of any other matters concerning the said building, the construction and completion thereto and all amenities pertaining to the same. In particular, the developers shall have the absolute right, control and authority regarding to the unsold flat or other units and the disposal thereof. The builder will not bear the maintenance cost of the unsold flats.

k. The Developers will also control the management of the building, realization of the outgoing and the disbursement of the payments to be made till the formation of the society and the flat Purchasers along with other flat Purchasers and / or Corporate body will have No - Objection to the same till the formation of the

society on the said land and building is executed in favor of the Corporate Body as contemplated herein.

36. The purchasers hereby agrees and consent their no-objection in favour of the developers and the prospective purchasers of the tenements of the said building for the following activities.

a) To install and build Mobile Tower of any company at the terrace of the building & Hoardings / Sign Boards.

b) To install Generator or allied instruments for carrying out commercial activity in the open space of the said plot or building.

37. Notwithstanding any other provisions of this agreement the Promoters shall be entitled at their sole and absolute discretion:-

- A To form a single or separate or combined co- operative housing society or limited company or condominium of apartment or any other body or bodies of Purchaser to be formed and constituted.
- B To decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and /or assigned/ leased.
- C To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintain the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.
- D To decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.
- E To decide from time to time when and what and what sort of document of transfer should be executed.
- F To grant of right of access/ way from and through the said property to the adjacent buildings and plots as well as the easement right of the said property.

G To form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to apex body.

38. IT is specifically declared that the if the Promoters provides the facility of bore well then the Promoter shall have full right and absolute authority to grant the water connection/supply to any adjoining buildings/societies and the Purchaser herein along with the other Purchasers shall not raise any objection for such grant of facility of bore well water and use of such bore well water by the Promoter for construction of other buildings in the adjoining properties.

39. This agreement shall be registered with the Sub- Registrar of documents, Karjat, and the expenses of stamp duty, registration fees etc., of this agreement shall be paid and borne by the second party and he shall co-operate and come forward for the registration of the same.

39. This Agreement shall always be subject to the provision of the Maharashtra Ownership of Flats (Regulation of the promotion of Construction, Sale Management and Transfer) Act, 1963.

"S C H E D U L E - B"

One self contained **Flat** bearing **No.-----, On ---- Floor**, area admeasuring ----- **Sq. Mtrs. (Carpet)** in the building named **"GALAXY GARDEN" Building No. -----**, Situated on Non Agricultural land bearing **Survey No. 242 (Old Survey No. 218/18, 219/1, 218/22, 219/2, 219/5, 219/6, 219/7, 219/8, 201/4, 201/5, 222/3, 222/7, 222/8) Plot No. 1 to 59**, on **15002 Sq.Meters**, of **VILLAGE:-PASHANE, TAL:-KARJAT, DIST:-RAIGAD,** within the limits of Group Gram Panchayat, Pashane and Registration office Karjat, District Registrar:-Raigad-Alibaug.

IN WITNESS WHEREOF the parties have set and subscribed their respective hand and seal to this writing on the day and the year first hereinabove mentioned.

SIGNED SEALED & DELIVERED)
By the within named)
S. K. DEVELOPERS)
A Partnership Firm, through its Partner)
1) MR. KIRTI MOHANLAL VELANI,) _____

2) MR. PRAVIN V. GAMI,) _____

SIGNED SEALED & DELIVERED)
By the within named PURCHASER)
PARTY OF THE SECOND PART)
1) MR. -----) _____

) _____

Witness :-

Sign :- _____.
Name :- _____.

Sign :- _____.
Name :- _____.

Date:

RECEIPT

Acknowledged to have received of and from the purchaser the sum of Rs. -----/-(**Rs. -----**) by Cash/Cheque , Dated, being the sum of against **Flat No. -----, on ----- Floor,** in the building named **“GALAXY GARDEN” Building No. ----,** lying and situated at **village:-Pashane, Tal:- Karjat, Dist: Raigad.**

We, SAY RECEIVED

Rs. -----/-

S. K. DEVELOPERS

PARTNER NO. 01 :- _____/-

PARTNER NO. 01 :- _____/-

Witness :-

Sign :- _____.

Name :- _____.

Sign :- _____.

Name :- _____.

.. AMENITIES..

1. R.C.C. Frame Structure with overhead water tank.
2. Ceforex Light Weight Block Walls with Gypsum Plaster finishing will be provided & Single Coat Plaster from outside.
3. Green Marble Platform in kitchen with stainless steel sink with Dedo Level glaze Tiles.
4. Ceramic Tiles Flooring in all rooms
5. Aluminum Sliding window with powder Coating. .
6. Concealed Plumbing Work.
7. Concealed Electric Fitting.
08. Decorative Main Door with Modern Fittings.
09. Green Marble Window frames.
10. Distemper colour in all rooms .
11. Full tiles in WC & Bath.

CUSTOMERS FORM

2. PURCHASERS NAME :- 1.

PAN NO OF NO.

MOBILE NO OF NO.

3. ADDRESS :-

4. FLAT NO :----- . Building No. ---,

5. AREA OF FLAT :- ----- (**Sq. Mtrs**)

6. CONSIDERATION :- ----- /-

7. PAYMENT RECEIVED :- ----- /-

DOCUMENTS REQUIRED FOR REGISTRATION .

1. PAN CARD OR PHOTO ID OF PURCHASERS.
2. 1 PHOTO OF PURCHASERS & SELLERS.
3. TWO WITNESS & THEIR PAN CARD OR PHOTO ID XEROX.

