



AGREEMENT FOR SALE

Market Price for Stamp Duty of Flat Calculated 10% extra on Carpet Area	Rs 19,11,000/-
Agreement Price of Flat	Rs 41,25,000/-
Stamp Duty	Rs 2,47,500/-
Registration	Rs 30,000/-
Reserve Flat Number	703, Seventh Floor
Total Useable Carpet Area	61.384 sq. mtrs

This Agreement made at Pen this Friday 4th of October in the year Two Thousand and Twenty-Four between A AND G GROUP (PAN No. ABUFA2284M) through its Partners 1) Zain Aslam Naik (PAN No. AGDPN7384B) and 2) Zeeshan Aslam Naik (PAN No. AKKPN4606M), having office address at BL 101, Gulzar Manzil, Near Dattaguru Society, Wadgoan, Pen, Raigad 402107 hereinafter referred to as "the Builder of the One Part and 1) Mrs. Shivani Pravin Kakade (PAN No.: CIPPG3985F) 2) Pravin Purushottamrao Kakade (PAN No.: DKHPK2222L) having address at Flat No. 105, Sparsh 1 Building, Kumbharali, Near Gurukul School, Pen-402107 hereinafter referred to as "the Allottee" of the Other Part.

WHEREAS being piece or parcel of freehold land bearing Survey No. 13/1 lying and being survey no. at Wadgoan in the Registration sub-District of Pen admeasuring 2000 sq. mts. or thereabouts more particularly described in the Schedule A hereunder written (hereinafter referred to as "the project land").

The property boundaries are as follows:-

On or towards East SN 13/2/1,

On or towards West Boundary of Pen City,

On or towards South SN 13/2/1 and SN 13/2/2,

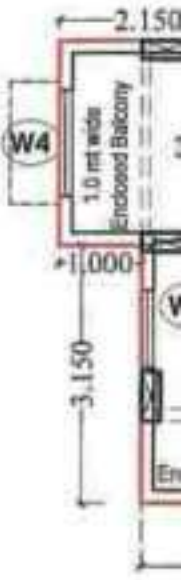
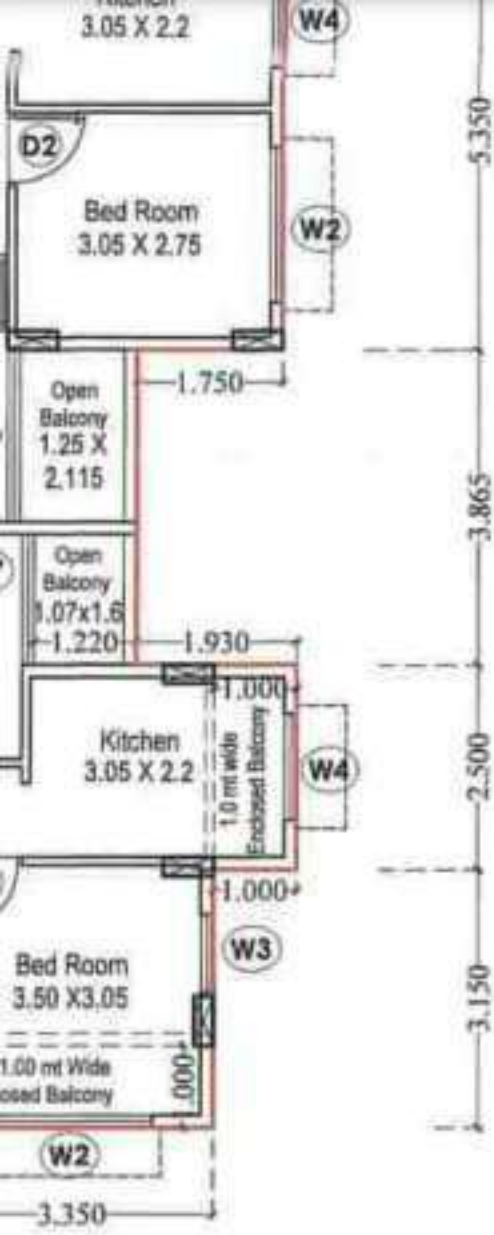
On or towards North Boundary of Pen City

AND WHEREAS the Builder A & G Group through its partner 1. Zain Aslam Naik 2. Zeeshan Aslam Naik are the legal owner of the above property and the property is in possession of the Builder A & G Group through its partner 1. Zain Aslam Naik, 2. Zeeshan Aslam Naik. Therefore, Builder A & G Group through its partner 1. Zain Aslam Naik, 2. Zeeshan Aslam Naik has full legal right and authority to properly dispose of this property or to develop such property. Accordingly, Builder A & G Group through its partner 1. Zain Aslam Naik, 2. Zeeshan Aslam Naik has decided to develop the above property.

AND WHEREAS the Builder are entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove;

AND WHEREAS the ~~Vendor/Lessor~~Original Owner/Builder is in possession of the project land





FORM OF STATEMENT 3

[SR. NO. 9 (g)]

Area details of Apartment

Floor No	Apartment No	Rera Carpet area of apartment	Area of Balcony attached to Apartment	Area of Do height terr attached to
FIRST TO SEVENTH FLOOR	201,301,401,501,601,701	35.745 Sq.mt.	6.940 Sq.mt.	-----
	202,302,402,502,602,702	46.750 Sq.mt.	13.33 Sq.mt.	-----
	203,303,403,503,603,703	56.097 Sq.mt.	5.287 Sq.mt.	-----
	204,304,404,504,604,704	47.443 Sq.mt.	12.402 Sq.mt.	-----
	205,305,405,505,605,705	32.857 Sq.mt.	6.85 Sq.mt.	-----
	206,306,406,506,606,706	32.857 Sq.mt.	6.85 Sq.mt.	-----
	207,307,407,507,607,707	50.623 Sq.mt.	12.05 Sq.mt.	-----
	208,308,408,508,608,708	35.132 Sq.mt.	5.087 Sq.mt.	-----
	209,309,409,509,609,709	32.637 Sq.mt.	8.095 Sq.mt.	-----
	210,310,410,510,610,710	35.412 Sq.mt.	7.240 Sq.mt.	-----
	101	35.745 Sq.mt.	6.940 Sq.mt.	-----
	102	46.750 Sq.mt.	13.33 Sq.mt.	-----
	103	56.097 Sq.mt.	5.287 Sq.mt.	-----
	104	47.443 Sq.mt.	12.402 Sq.mt.	-----
	105	32.857 Sq.mt.	6.85 Sq.mt.	2.00 Sq.mt.
	106	32.857 Sq.mt.	6.85 Sq.mt.	2.00 Sq.mt.
	107	50.623 Sq.mt.	12.05 Sq.mt.	-----
	108	35.132 Sq.mt.	5.087 Sq.mt.	-----
	109	32.637 Sq.mt.	8.095 Sq.mt.	-----
	110	35.412 Sq.mt.	7.240 Sq.mt.	-----



or Plan

Living Room