

## **Legal Documents in APS file.**

1. Agreement for Sale/Purchaser Agreement (Draft)
2. Registered Development Agreement- cum - Power of Attorney from Land Owner to Builder/Developer, in case of Development Agreement is executed by the Land Owner with the Builder/Developer.
3. Sale Deed/Conveyance Deed in favour of Builder/Developer
4. Non- Agricultural permission /order
5. ULC permission/order, as applicable
6. Latest Search Report
7. Records of rights(Mutation Entry or 7/12 extract, 6/12 extract or Property Card
8. Lease Deed or Lease agreement, in case of land is acquired by the Builder/Developer through Lease/Tripartite Agreement. Transfer permissions, Final order, Assessment order issued by development authority(Cidco,Mhada)
9. Title clearance Certificate/Report of an Advocate, (latest) of the property.
10. In case of Builder/Developer is a Private or Limited Company registered under the Companies Act, 1956, the ROC Search report (Latest) will be initiated.
11. All subdivision order for individual plot of land
12. In case the Builder/Developer is a Partnership firm, Partnership Deed and Registration certificate (Certified Copies). In Case of company Copy of Incorporation certificate, Memorandum of Association (MOA), Articles of Association(AOA).

## **Technical Documents for Aps file**

1. Layout Plan & Building Plans approved by concern municipal authority with stamp & seal & attested by architect.
2. Commencement Certificate.
3. Sales Brochure of Project.
4. Sale Plan with flat numbers (Floor Plan).
5. Builder's Profile & Project detail with contact person at site.
6. Carpet & Saleable area statement on builder's letter head.
7. In Gram Panchayat Approved Bldg- ADTP Approved Layout Plan & N.A. Order under section 44 are compulsory documents.

## **BUILDER PAPER for Aps file.**

1. KYC (ALL DIRECTOR/PARTNER)
2. MOA/AOA /PARTNER SHIP DEED.
3. BUILDER PROFILE .
4. CANCELL CHQ.
5. COST SHEET.(ALL PROJECT)