



GALAXY APARTMENT

PHASE - I

INFORMATION GUIDE

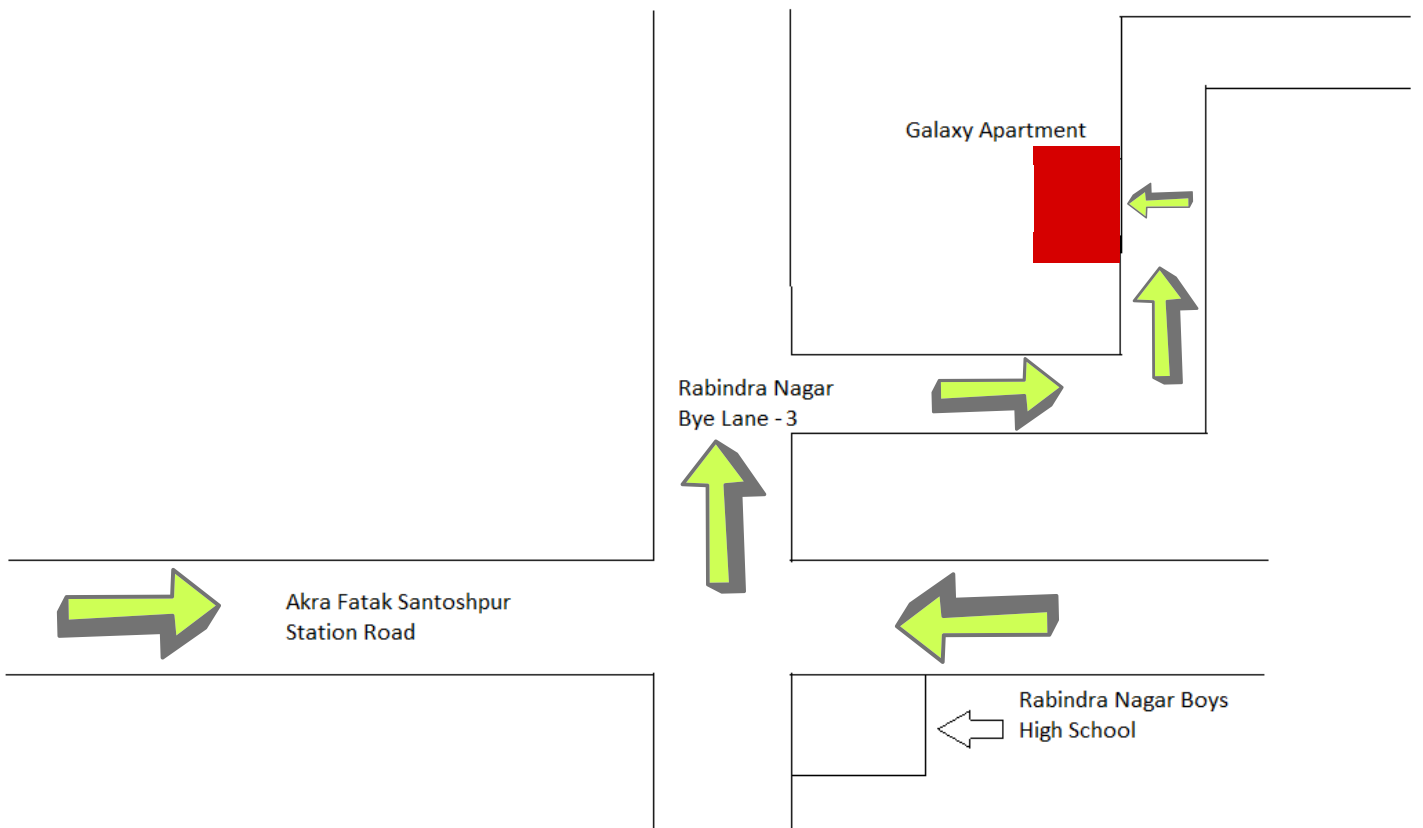
For GALAXY APARTMENT PHASE - I

- Project consists of various sizes of ownweship flats.
- **LOCATION** - " GALAXY APARTMENT PHASE - I " is located in ward No. - 7, under Maheshtala Municipality. The project is under Sindhi colony. C11-22/627 Rabindra nagar Dutta bagan Road by lane - 3.
- **DEVELOPER** - ***M/S GUPTA CONSTRUCTION***
Prop: Ramjit Prasad. M-93394-12931, Rabindranagar, Kolkata - 700018.
- **PLANNING & ENGINEERING CONSULTANT** -
The Perfect Space
- **DESIGNED & SUPERVISED BY** - ***MR. DIPAYAN NASKAR***
- **LAND AREA** - **3432 sft.**
- **BUILDING** - **G + IV** storied Residential Building with parking facilities.

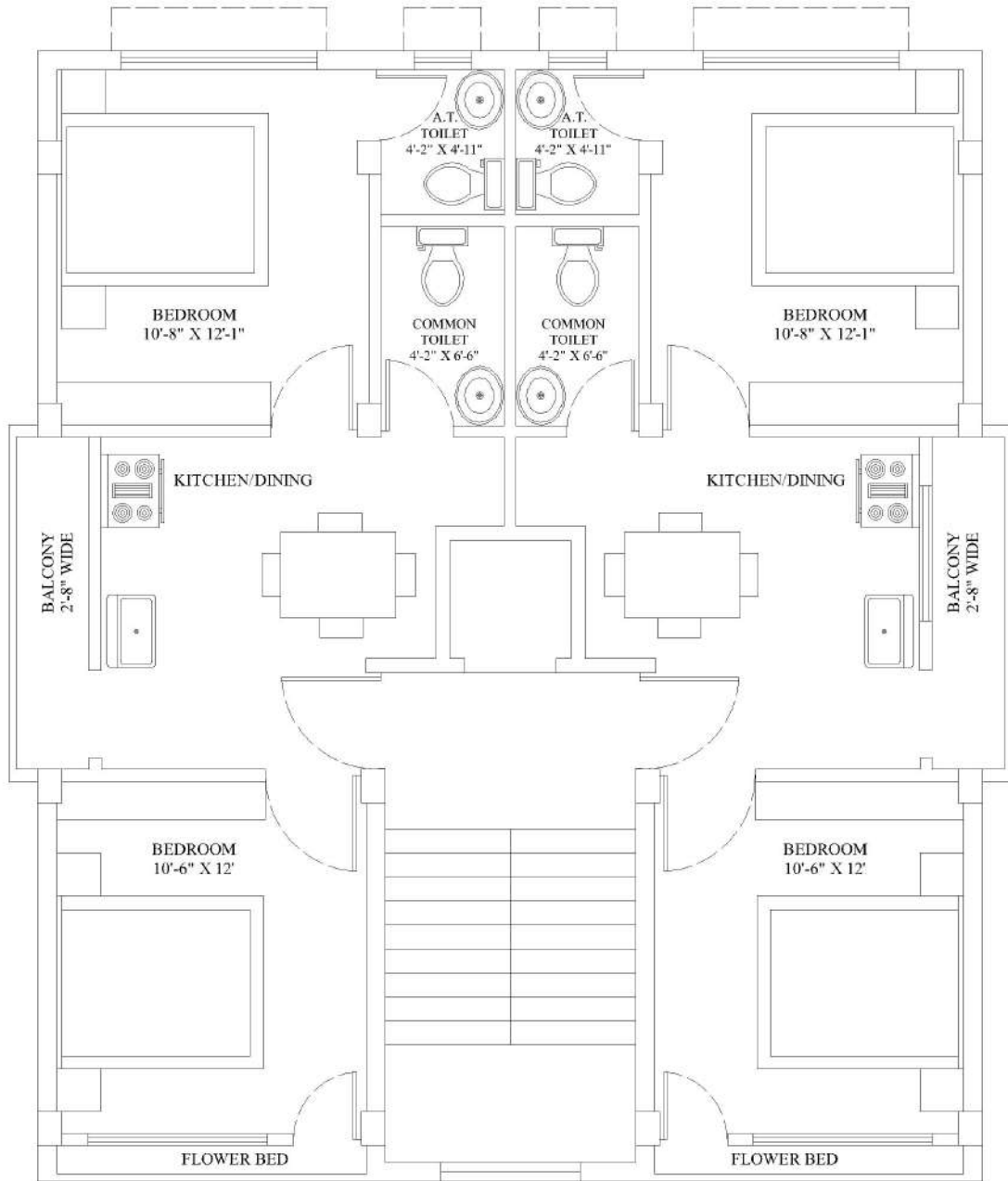
BOOKING STARTS FROM MAY 2022

FOR MORE DETAILS CONTACT
Mr. Ramjit Prasad - 93394-12931
Mr. JP Singh - 98832-99878

LOCATION PLAN



PLAN



PROJECT SPECIFICATIONS

FOUNDATIONS

Reinforced concrete cement structure.

WALL FINISH

INTERIOR

Conventional ACC block or brick work with plaster & Wall putty.
Primer & paints of good quality in staircase & common area.

EXTERIOR

Combination of high quality cement and paint.

FLOORING

Master bedroom	Glazed tiles. (2' X 2')
Other bedroom	Glazed tiles. (2' X 2')
Living / Dining	Glazed tiles. (2' X 2')
Staircase	Tiles (Glazed/Matte) flooring.

KITCHEN

Kitchen	Glazed tiles Granite platform with honed edges Stainless steels sink Glazed tiles up to 2 ft above the counter/platform Electrical points of refrigerator water filter and exhaust fan
---------	---

TOILET

Toilet	Anti skid tiles for flooring
Toilet	Wall tiles up to the door height
Toilet	Sanitary ware with CP fittings of reputed ISI brands

TOILET

Toilet	EWC and wall mounted basins. Electrical points for geyser and exhaust fan Plumbing provision for hot/cold water line.
--------	---

DOORS AND WINDOWS

Door frame	Made of good quality wood.
Main door	Tata Pravesh doors.
Internal Doors	Made of 1¼" Thk. Good quality plywood with lock & decorative SS handles.
Windows	Aluminium sliding windows with grill.

RAILINGS

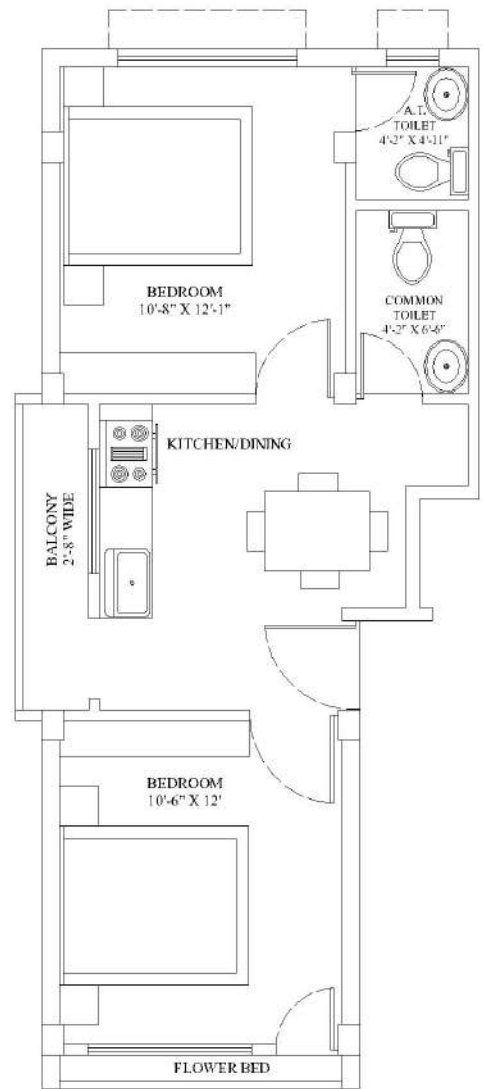
Staircase	SS pipe.
Balcony	SS pipe.

ELECTRICALS

- Lights & fans provided of ISI brands in living, dining & bedrooms.
- Wiring considering @0.5KW per apartment with Finolex or equivalent.
- Adequate 15 Amp & 5 Amp electrical points in all bedrooms, living/dining, kitchen & toilet.
- Concealed wiring with central MCB of reputed brands.
- Wiring points 0.75 mm & main line 2.0 mm.
- Door bell provided at the main entrance door.
- Switches, 5 pin point, 2 pin point and fitting of reputed brand.
- Individual meters will be provided for all flats on chargeable basis.

TERMS & CONDITIONS

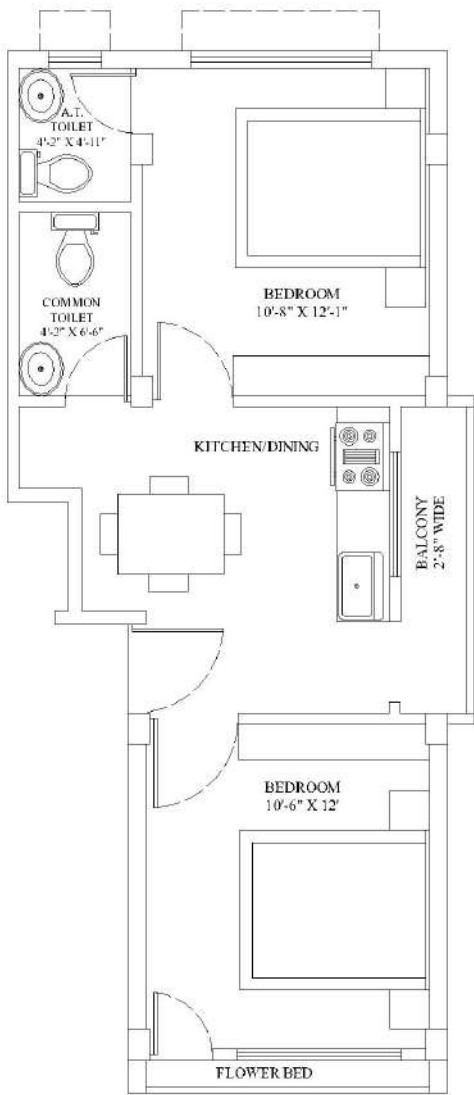
- There will be no exchange or refund for the doors, window and other materials provided if customer's choice matters.
- Extra charges will be added if any allottee wants something more than mentioned figure.



FLAT SCHEDULE

FLAT	BUILT UP AREA (SFT.)	SUPER BUILT UP AREA (SFT.)	BHK
1A	561	718	2

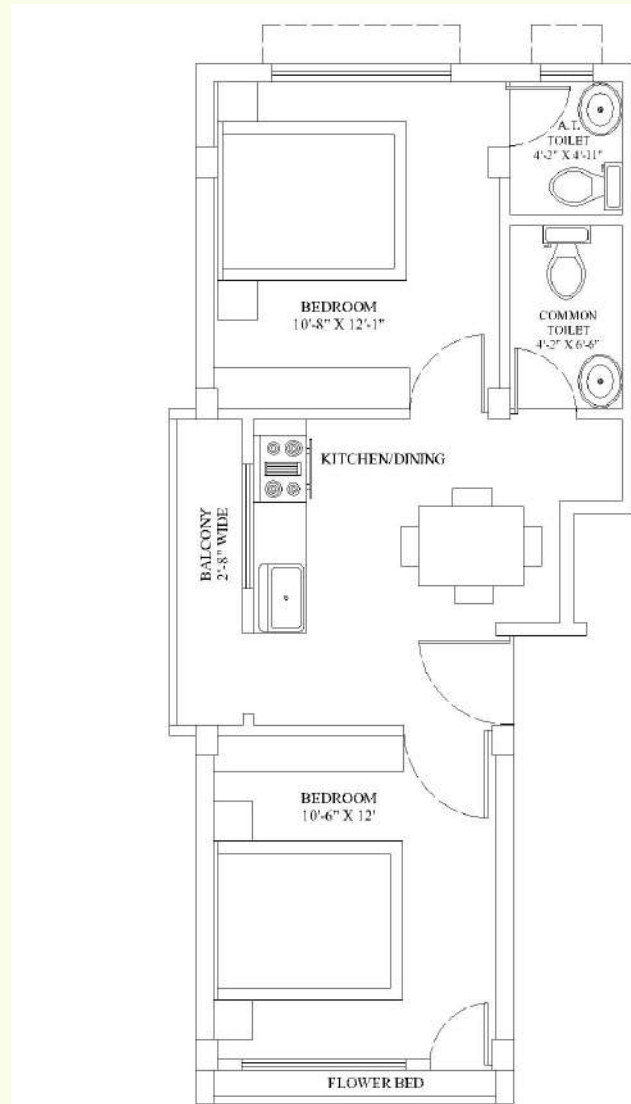
GALAXY APARTMENT PHASE - 1



FLAT SCHEDULE

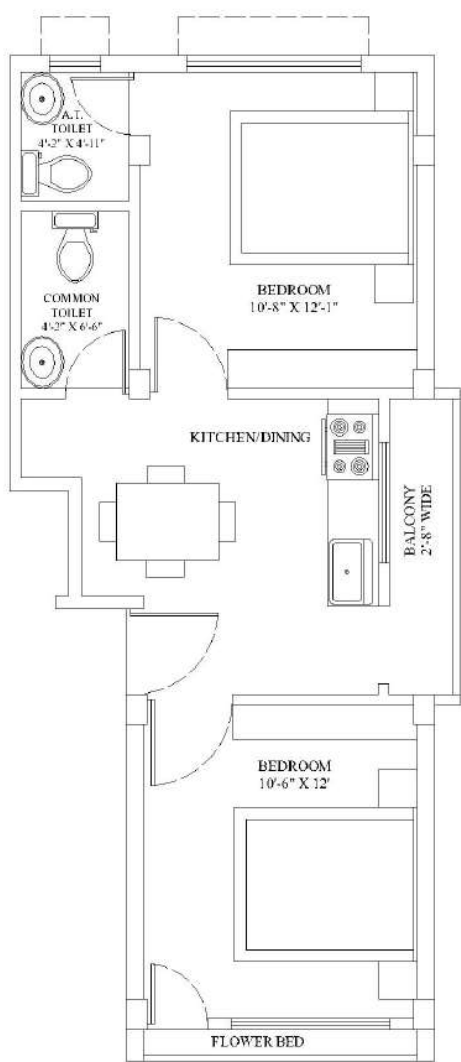
FLAT	BUILT UP AREA (SFT.)	SUPER BUILT UP AREA (SFT.)	BHK
1B	561	718	2

GALAXY APARTMENT PHASE - 1



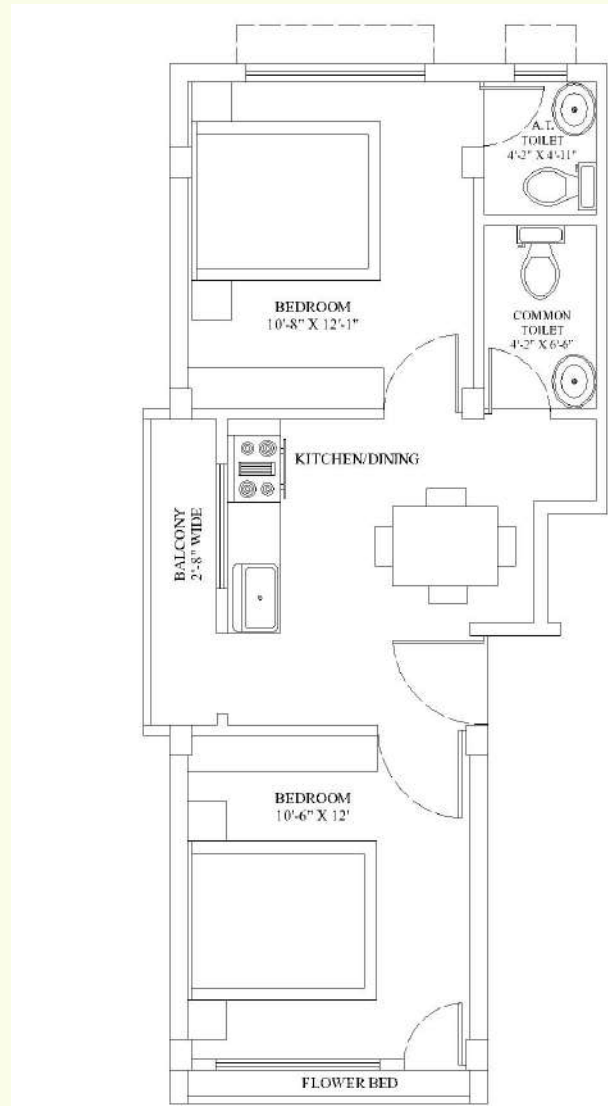
FLAT SCHEDULE			
FLAT	BUILT UP AREA (SFT.)	SUPER BUILT UP AREA (SFT.)	BHK
2A	561	718	2

GALAXY APARTMENT PHASE - 1



FLAT SCHEDULE			
FLAT	BUILT UP AREA (SFT.)	SUPER BUILT UP AREA (SFT.)	BHK
2B	561	718	2

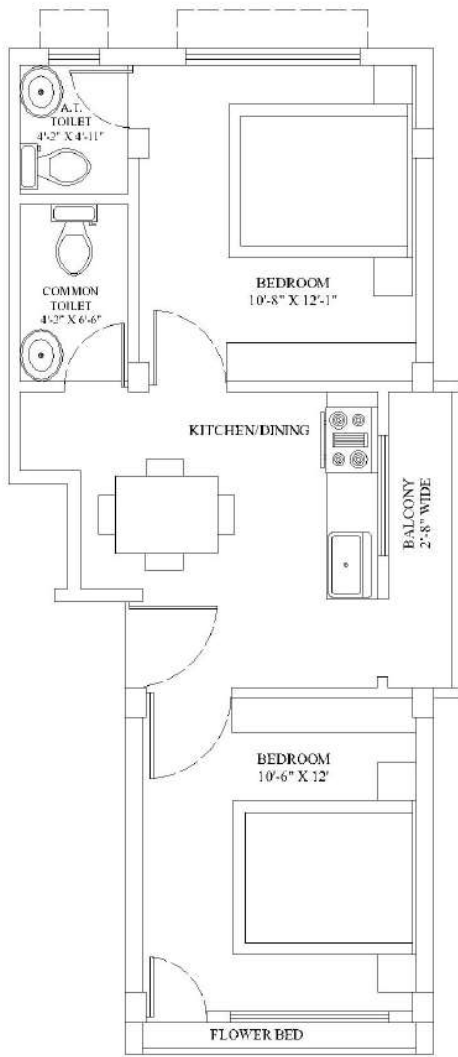
GALAXY APARTMENT PHASE - 1



FLAT SCHEDULE

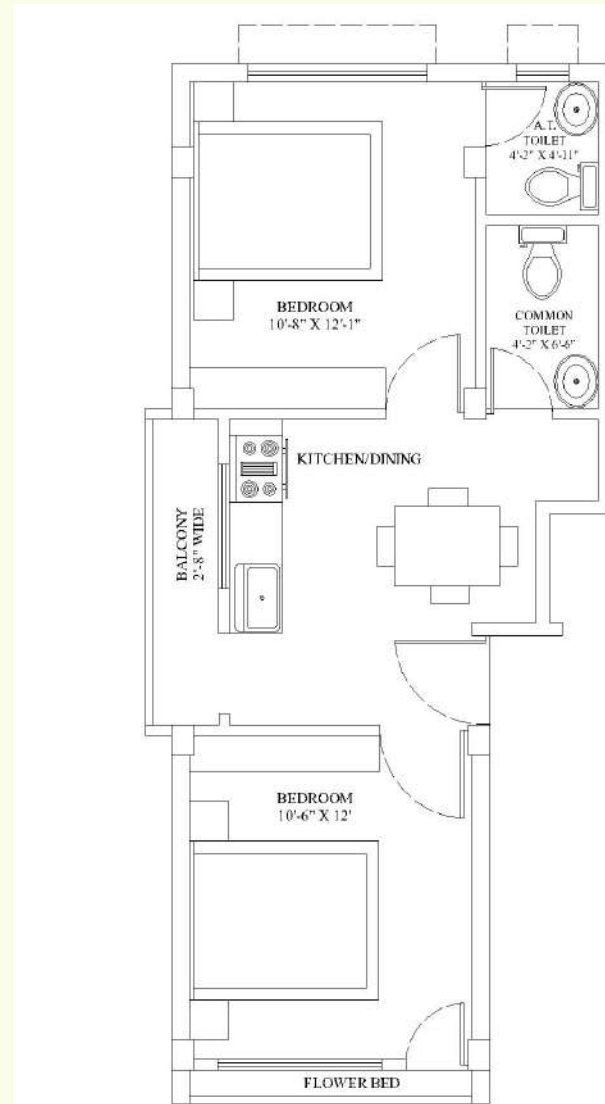
FLAT	BUILT UP AREA (SFT.)	SUPER BUILT UP AREA (SFT.)	BHK
3A	561	718	2

GALAXY APARTMENT PHASE - 1



FLAT SCHEDULE			
FLAT	BUILT UP AREA (SFT.)	SUPER BUILT UP AREA (SFT.)	BHK
3B	561	718	2

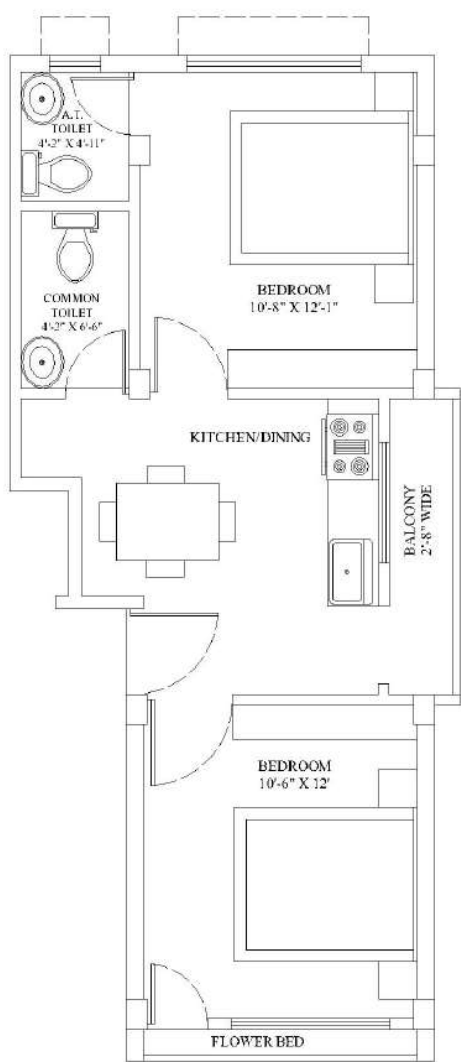
GALAXY APARTMENT PHASE - 1



FLAT SCHEDULE

FLAT	BUILT UP AREA (SFT.)	SUPER BUILT UP AREA (SFT.)	BHK
4A	561	718	2

GALAXY APARTMENT PHASE - 1



FLAT SCHEDULE

FLAT	BUILT UP AREA (SFT.)	SUPER BUILT UP AREA (SFT.)	BHK
4B	561	718	2

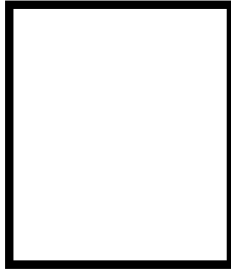
GALAXY APARTMENT PHASE - 1



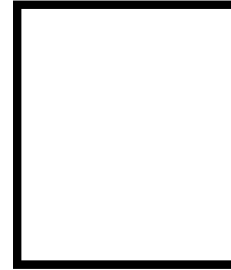
GALAXY APARTMENT
PHASE - 1

GALLAXY APARTMENT (PHASE - I)
APPLICATION FORM

Sole/First Applicant



Joint Applicant



Please fill in block letters

1. Full name Mr/Ms

.....
.....

2. Relation to the first applicant (only for the joint applicant)

.....

3. Father/Husband's name Mr/Ms

.....

Natural guardian (in case of minor)

.....

4. Date of birth

D D M M Y Y Y Y

5. Occupation Employed Self Employed
 Housewife Student
 Others

6. Profession/Nature of business :

.....

7. IT PAN/AADHAAR/GIR #(if any)

.....

8. Parmanent address :

.....

.....

City PIN

Phone (Home) :

/(Work).....

Mobile : Fax :

Email :

9. Corresponding address (for Sole/First Application)

..... City State PIN

Phone (Home).....(Work)..... Mobile

Full name Mr/Ms

.....
.....

Father/Husband's name Mr/Ms

.....

Natural guardian (in case of minor)

.....

.....

D D M M Y Y Y Y

Employed Self Employed
 Housewife Student
 Others

.....

.....

.....

.....

.....

.....

.City PIN

Phone (Home) :

/(Work).....

Mobile : Fax :

Email :

PAYMENT DETAILS

Please read general Terms & Conditions

REGISTRATION OF PROPERTY FOR

Ground Floor 1st Floor, 2nd Floor, 3rd Floor, 4th Floor, Parking
 A B

GROSS MONTHLY INCOME

Please refer General Terms & Conditions before filling up and attach documentary evidence

Sole first application in Rs. _____ Joint Applicant in Rs. _____

PAYMENT DETAILS

Payment Plan Down Installment
Application Money Rs. _____. (Rupees _____ only)
Pay order /DD No./Cash/NEFT/RTGS/UPI _____ dated _____. Drawn
on _____ in favour of M/s Gupta Construction. Payable at Kolkata.

DECLARATION

1. I/We hereby solemnly declare that allotment the foregoing facts are true to the best of my/our knowledge and nothing relevant has been concealed or suppressed. I/We also undertake to inform **M/S GUPTA CONSTRUCTION** of any future changes, related to the information and details shown in this Application Form.
2. I/We hereby also declare that I/We have read and understood that Terms and Conditions and all other information/conditions stated in the accompanying GENERAL TERMS & CONDITIONS including Number of plots offered, price schedule. By signing this application form, I/We do hereby solemnly accept and agree to abide by the terms and conditions as stipulated in the accompanying GENERAL TERMS & CONDITIONS, which may be modified or amended by the company from time to time.
3. I/We, further, agree to sign and execute the necessary documents as deemed necessary, as and when required by M/s Gupta Construction.
4. I/We, Unconditionally agree to pay the allotment money due (in case I/We are allotted any unit in terms of this application) within 45 days of the Date of allotment failing which the allotment made against my application would stand cancelled as per the terms of the accompanying General Terms & Conditions.
5. If I/We, want to discontinue/not interested for that flat at initial stage, then "Application Money" deposited will not be refunded, but afterwards, 15% of total flat value will be deducted from the amount received and the rest will be refunded without interest.
6. I/We, agree that if the project is abandoned/discontinued due to unavoidable reason at any stage, then full amount deposited including "Application Money" will be refunded without interest.
7. I/We hereby give my/our irrevocable consent to become member of a body of the owners to be formed in accordance with the applicable Acts, Rule and By Laws and execute necessary documents as and when required.
8. I/We have signed this application form after having read and understood what is written hereinabove.

Signature of Sole/First Applicant
(please sign within the space provided)

Place :

Date:

Signature of Joint Applicant
(please sign within the space provided)

Place :

Date:

MODE OF PAYMENT

1. Application money - Rs. 50,000/- (Non - Refundable).
2. Allotment money - 20% of total value of flat.
3. At the time of 1st Floor Slab casting - 10% of total value of flat.
4. At the time of 2nd Floor Slab casting - 10% of total value of flat.
5. At the time of 3rd Floor Slab casting - 10% of total value of flat.
6. At the time of 4th Floor Slab casting - 10% of total value of flat.
7. At the time of Brick Work - 10% of total value of flat.
8. At the time of Outside Plaster, Doors & Windows fitting in related floor - 10% of total value of flat.
9. At the time of inside plaster, electrification, sanitation & plumbing works - 10% of total value of flat.
10. At the Time of Laying Flooring in related floor - 5% of total value of flat.
11. Before registry and taking possession - 5% of total value of flat.
12. Those who are interested in taking garage along with flats have to deposit 50% of garage cost at the time of allotment of flat and rest of 50% of total cost shall be deposited before possession.
13. For Flat Rs/sft _____ /- and Total Flat value Rs _____ /- .

NOTE:

- No "ADDITIONAL COST" will be added other than mentioned for thr said flat.
- Rs. 50,000/- (Application money) will be adjusted at the time of allotment.
- Registry cost will be charged seperately in addition with the total cost of the respective flat.
- CESC charges (Rs. 25,000/-) as applicable including miscellaneous expenses will be charged seperately which comes for the provision of seperate meter for the flat.
- Taxes/Duties others will be charged extra as applicable.

Signature of Applicant/s

A modern apartment building at night. The building features a prominent green wall with illuminated text. The text reads "GALAXY APARTMENT" on the top line and "PHASE - 1" on the bottom line. The building has balconies with railings and a spherical light fixture on the left. The sky is dark, and the building is lit up with warm lights.

GALAXY APARTMENT
PHASE - 1



GALAXY APARTMENT
PHASE - 1





GALAXY APARTMENT
PHASE - 1