the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

69. Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee/s in Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the Flats in the Project.

70. Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

71. The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, and after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

72. The Allottee/s and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

SHANTPRABHA CHS LTD.

Treasurer Secretary Chairman

SHANTPRABHA CO-OP. HSG. SOCIETY LTD. MUMBAI

73. That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of posting at their respective addresses specified below:

(1) **Name:** _____

Address: _____

_____

_____

Notified Email ID: _____

(2) **Name:** _____

Address: _____

_____

_____

Notified Email ID: _____

It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee/s, as the case may be.

SHANTPRABHA CHS LTD.

Treasurer Secretary Chairman

SHANTPRABHA CO-OP. HSG. SOCIETY LTD. * MUMBAI

74. The stamp duty, registration charges and/or any other incidental costs and charges on this Agreement and/or otherwise shall be paid by the Allottee/s.

75. That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

76. The Permanent Account Numbers of the parties hereto are as under:

	NAME	PERMANENT A/C. NO.
A.	SHANTPRABHA CO-OPERATIVE HOUSING SOCIETY LIMITED:	AAYAS8243G
B.	ALLOTTEE/S	
	(1)	
	(2)	

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

("The Said Property")

SHANTPRABHA CHS LTD.

Treasurer Secretary Chairman

SHANTPRABHA CO-OP. HSG. SOCIETY LTD. MUMBAI

All that piece and parcel of land bearing CTS No. 286, Survey No. 92, Hissa No. 4(pt), admeasuring 2003 sq. yards i.e. 1674 sq. mtrs or thereabouts and 1794 sq. meters or thereabouts as per Property Registered Card,, Village: Pahadi Goregaon (East), Taluka: Goregaon in the Registration District and Sub-District of Mumbai Suburban, together with building/s standing thereon known as Shantprabha CHSL, situate, lying and being at Pahadi School Road No. 2, Aarey Road, Goregaon (E), Mumbai – 400063

On or towards the North	:	23.83 m (Plot 287, Bldg Rasik Apartments G+3)
On or towards the South	:	18.93 m (Road)
On or towards the East	:	76.69 m (Plot 285 Chawl, 277B Bldg Dudhwala Tower G+7)
On or towards the West	:	79.12 m (Road Pahadi School Road No 2)

THE SECOND SCHEDULE ABOVE REFERRED TO:

("The Said Flat")

Flat No. _____, admeasuring _____ sq.ft. equivalent to _____ sq. mtrs. (RERA Carpet Area), on the _____ floor, in the building to be known as **"SHANTPRABHA"** to be constructed on the said land more particularly described in the First Schedule hereinabove written.

SIGNED, SEALED AND DELIVERED)
By the withinnamed "**PROMOTER**")
IMPRESSION
SHANTPRABHA CO-OPERATIVE)
HOUSING SOCIETY LIMITED)
Through its partner/represented by)

(1) _____)

Signature: _____)

PHOTO LEFT HAND THUMB

SHANTPRABHA CHS LTD.
Patil
Treasurer
Secretary
Chairman

SHANTPRABHA CO-OP. HSG. SOCIETY LTD. * MUMBAI