

SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

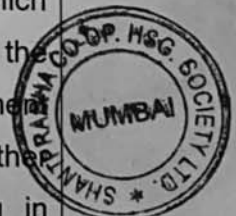
(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road No.2, Aarey Road, Goregaon (East), Mumbai- 400 063.

GST-IN: 27AAYAS8243G1ZR

		performance of the services or otherwise provided to the Allottee/s. [ADDED]
25.	Point No. 24 (Page No. 24)	The Allottee/s shall after payment of the entire purchase consideration to the Promoter and all applicable taxes and outgoings to Promoter under this Agreement on execution of this Agreement and prior to taking possession of the Flat, shall pay to the Promoter, sums of money in addition to any other amounts mentioned herein which are exclusive of taxes and other charges as follows to this agreement: [ADDED]
26.	Point No.24 Sub-Clause (a) To (i) (Page No. 24)	a. Rs. _____/- (Rupees _____ Only) towards legal costs, charges and expenses including professional cost of attorneys in connection with preparation of and engrossing this Agreement. b. Rs. _____/- (Rupees _____ Only) for share money of _____ shares of Rs. _____/- (Rupees _____ only) each and Rs. _____/- (Rupees _____ only) towards entrance fee of the Shantprabha Co-operative Housing Society Limited. c. Rs. _____/- (Rupees _____ only as security deposit for due performance of this Agreement which will include the deposits payable to the concerned local authority or government for giving water, electricity or any other service connection to the building in

Handwritten signatures and initials.



SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road No.2, Aarey Road, Goregaon (East), Mumbai- 400 063.

GST-IN: 27AAYAS8243G1ZR

		which the flat/premises is situated. The balance of such deposits, if any, will be transferred to the society in the account of the Allottee/s and if this deposit amount is found short, the Allottee/s agrees to pay such further amount as may be required by the Promoter. d. Rs. _____/- (Rupees _____ Only) towards deposit for water meter and electric meter and cables. e. Rs. _____/- (Rupees _____ Only) towards Pipe Gas Connection Charges, if gas pipe line is installed. f. Rs. _____/- (Rupees _____ Only) towards proportionate share of development charges, taxes, etc. g. Rs. _____/- (Rupees _____ Only) towards Corpus Fund to be paid at the time of possession and taxes applicable from time to time. h. Rs. _____/- (Rupees _____ Only) for proportionate share of taxes, society maintenance for 12 months in respect of the said Flat/Premises and other charges/levies in respect of Society. i. GST if any applicable shall be payable by the Allottee on the above amounts. [ADDED]
27.	Point No. 24 Para	Aforesaid are the amounts to be paid by



SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road No.2, Aarey Road,Goregaon (East), Mumbai- 400 063.

GST-IN: 27AAYAS8243G1ZR

	(Page no. 25)	Allottee to Promoter or the said society on completion of the Project, the Promoter or the said Society shall be solely responsible for the maintenance, management, supervision and over all control of all the common areas and facilities of the project, or any part or portion thereof including fitness centre, society office and correspondingly, shall be entitled to receive and collect the pro-rata share of each holder of the said flat/premises and to utilize all such contributions towards the purposes mentioned above. The pro-rata contribution of each holder of the said flat/premises towards the cost of maintenance, management and supervision of the project or any part or portion thereof shall be determined by the said Society.
28.	Point No. 24, Sub Para (Page no. 25)	All the above payments shall be paid by the purchaser to the Promoter within a period of 7 (Seven) days from the date of notice of such payment and in any event before possession of the said Flat is handed over to the Purchaser/s. It is further agreed that the Purchaser/s will be liable to pay interest @ 18% p.a. or as otherwise demanded by the Society for any delay in payment of such amounts. The Allottee herein shall be admitted as member of the said society only on full compliance of the aforesaid terms. Due compliance of rules, regulations and bye-laws of the said society, by the



SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road No.2, Aarey Road, Goregaon (East), Mumbai- 400 063.

GST-IN: 27AAYAS8243G1ZR

		purchaser herein shall be the essence of this contract. [ADDED]
29.	Point No.25 (Page no. 26)	The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as deposit, sums received on account of the share capital, and shall utilize the amounts only for the purpose for which they have been received. The Promoter shall utilize the sum of Rs. _____/- (Rupees _____ Only) as mentioned in Clause ____ (____) paid by Allottee/s for meeting all costs, charges and expenses stated above and also in connection with any other documents of transfer. [ADDED]
30.	Point No. 26 (Page no. 26)	The Advocates and Solicitors of the Promoters shall prepare the documents of transfer of the building if any and all other documents to be executed in pursuance of these presents. The Promoter will not be bound and liable to pay any stamp duty or registration charges on and/or under this agreement or otherwise. [ADDED]
31.	Point No. 27 (Page no. 26)	The Promoter shall provide bare shell room for fitness centre and society office. The parties hereto agree that the Promoter shall not be responsible and/or liable in connection with any deficiency or the performance / non-performance of the services or otherwise provided to the Allottee/s.

Amber
SP
881



SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road No.2, Aarey Road, Goregaon (East), Mumbai- 400 063.

GST-IN: 27AAYAS8243GIZR

		[ADDED]
32.	Point No. 28 (Page no. 27)	The Promoter has represented that the stack parking space/s bearing parking no. _____ on the ground floor/ 1st floor podium/2nd floor podium/3rd floor podium form part and parcel of the common areas which are common to all the Allottee/s. The Allottee/s etc. have been proportionately charged for this common areas with specific right to park vehicle / cars on stilt/ 1st floor podium/2nd floor podium/3rd floor podium area to be constructed by the Promoter for parking or any manner as the Promoter may decide and which area has been sanctioned by the MCGM for parking vehicles. A list of such exclusive rights which has already been given to the Allottee/s and the Allottee/s herein hereby unconditionally accepts and confirms the same and agrees not to oppose the grant of such exclusive rights to park at any time hereafter and specifically agrees to vote in favour of creation of such exclusive rights if, at any stage, any voting takes place on a resolution passed in this regard at any meeting of the society or otherwise, whether General Body Meeting or of any Managing Committee in respect thereof or otherwise in any manner whatsoever including by circular resolution. These exclusive rights to park vehicles / car as aforestated are both inheritable and transferable and will stand attached to the said Flat/Premises the same being an

Handwritten signatures and initials



SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road No.2, Aarey Road,Goregaon (East), Mumbai- 400 063.

GST-IN: 27AAYAS8243G1ZR

		amenity attached to the said Flat/Premises and the same shall not be transferred by the Allottee/s otherwise than with the transfer of the said Flat/Premises. The Allottee/s agrees and undertakes to support any further exclusive rights to park that may be created by the Promoter herein in favour of the other Allottee/s which may be hereinafter made without any objection whatsoever and also agree/s and undertake/s not to object to and to specifically vote in favour of such exclusive rights in any resolutions that may be put up for passing in the General Body Meetings or Managing Committee Meeting of the said Society or otherwise in any other meeting. The Allottee/s is aware that specifically relying on the aforesaid assurances and undertakings, the Allottee/s is specifically granted exclusive rights to park as stated herein. This Agreement shall be treated as an irrevocable consent to the Promoter granting such exclusive rights to other Allottees and members of said Society. [ADDED]
33.	Point No. 29 (Page No. 28)	Agreed further that the irrevocable consent given herein shall be treated as an affirmative vote of the Allottee/s and the Allottee/s would be deemed to have assented to any resolution put up by the society or Managing Committee or body referred to hereinabove. [ADDED]



SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road No.2, Aarey Road, Goregaon (East), Mumbai- 400 063.

GST-IN: 27AAYAS8243G1ZR

34.	Point No. 30 (Page No. 28)	The Allottee/s shall not be entitled to raise any objection or claim any abatement in price of the Flat agreed to be acquired by them and/or any compensation or damage on the ground of inconveniences or any other ground whatsoever. [ADDED]
35.	Point No. 31 (Page No. 28)	The Promoter shall be entitled to enter into agreements with other Allottee/s on such terms and conditions of the agreements as the Promoter may deem fit without affecting or prejudicing the rights of the Allottee/s in the Flat etc. under this agreement. [ADDED]
36.	Point No. 32 (Page No. 28)	It is hereby expressly agreed that the Promoter shall, notwithstanding anything contained in this agreement, be entitled to sell the Flat, and allot exclusive user of _____ parking/s on the stilt/1st podium floor/2nd podium floor/3rd podium floor etc. in the new proposed building on the said property for residential user or parking or for any other permissible user in that behalf in such manner and on such terms and conditions as the Promoter may deem fit without affecting or prejudicing the rights of the Allottee/s in the Flat under this Agreement. The Allottee/s shall not object to and hereby give his/its irrevocable consent to the Promoter allotting, selling or otherwise dealing with parking spaces, and such allotment sale etc. shall be binding on the Allottee/s. [ADDED]

