

# 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

|     |                               |                                                                                                                                                                                                                                                                                    |
|-----|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                               | non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of parties.<br>[ADDED]                                                                                                                                   |
| 83. | Point No. 61<br>(Page No. 55) | The Allottee/s shall present this Agreement for registration within the time prescribed by the Registration Act, 1908 and the Promoter or its nominees shall attend the Office of the Sub-Registrar and admit the execution thereof.<br>[MODIFIED]                                 |
| 84. | Point No. 62<br>(Page No. 55) | The Promoter shall not be responsible and/or liable for the consequences arising out of the change in law or changes in Municipal and other laws, rules, regulations etc.<br>[MODIFIED]                                                                                            |
| 85. | Point No. 63<br>(Page No. 55) | NO DEVIATION.                                                                                                                                                                                                                                                                      |
| 86. | Point No. 64<br>(Page No. 56) | The Allottee/s is aware of the provisions of law wherein G.S.T. has been levied on construction services. The Allottee/s shall be bound and liable to pay such taxes if any. The Allottee/s hereby agree/s and undertake/s to pay the same if and when becomes payable.<br>[ADDED] |
| 87. | Point No. 65<br>(Page No. 56) | Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and                                      |



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|     |                               |                                                                                                                                                                                                                                                                                                                                                                                                       |
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|     |                               | Regulations, thereunder.<br>[ADDED]                                                                                                                                                                                                                                                                                                                                                                   |
| 88. | Point No. 66<br>(Page No. 56) | The Allottee/s hereby declare/s that he/she/it/they has/have gone through the Agreement and all the documents related to the said Flat purchased by him/her/them and has expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied with the contents has entered into this Agreement.<br>[ADDED]                                             |
| 89. | Point No. 67<br>(Page No. 56) | This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said flat/plot/building, as the case may be.<br>[ADDED] |
| 90. | Point No. 68<br>(Page No. 56) | NO DEVIATION                                                                                                                                                                                                                                                                                                                                                                                          |
| 91. | Point No. 69<br>(Page No. 57) | NO DEVIATION                                                                                                                                                                                                                                                                                                                                                                                          |
| 92. | Point No. 70<br>(Page No. 57) | NO DEVIATION                                                                                                                                                                                                                                                                                                                                                                                          |
| 93. | Point No. 71<br>(Page No. 57) | NO DEVIATION                                                                                                                                                                                                                                                                                                                                                                                          |
| 94. | Point No. 72<br>(Page No. 57) | NO DEVIATION                                                                                                                                                                                                                                                                                                                                                                                          |
| 95. | Point No.73<br>(Page No. 58)  | NO DEVIATION                                                                                                                                                                                                                                                                                                                                                                                          |

*Handwritten signatures and initials.*



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|     |                               |                                                                                                                                                                                                                                                         |
|-----|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 96. | Point No. 74<br>(Page No. 59) | 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.<br>[ADDED]                                                                                       |
| 97. | Point No. 75<br>(Page No. 59) | NO DEVIATION                                                                                                                                                                                                                                            |
| 98. | Point No. 76<br>(Page No. 59) | <p>The Permanent Account Numbers of the parties hereto are as under:</p> <p><b>NAME</b></p> <p><b>PAN NO.</b></p> <p><b>A. SHANTPRABHA CO-OP.<br/>HOUSING SOCIETY<br/>LIMITED:<br/>AAYAS8243G</b></p> <p><b>B. ALLOTTEE/S</b></p> <p>(1)</p> <p>(2)</p> |

For Shantprabha Co-Operative Housing Society Limited

**SHANTPRABHA CHS LTD.**

*DPatil*  
Treasurer

*SSW*  
Secretary

*Humble*  
Chairman

