**FORM VII
*(See* rule 12)**

**Form of Application under sub-section (3) of section 11 of the Maharashtra Ownership Flats ( Regulation of the Promotion of Construction, Sale, Management and Transfer ) Act, 1963 to issue a Certificate for unilateral deemed conveyance or registration of Declaration in favour of the Applicant.**

**Before the Competent Authority at**

**Court-fee**

**stamp of Rupees 2000/ (Rupees Two Thousand only)**

**Application under sub-section (3) of section 11**

**of the Maharashtra Ownership Flats (Regulation of the promotion of construction,**

**sale, management and transfer) Act, 1963.**

**Application No of 20**

 **Applicant/s. ;**

***Versus* Promoter/s Opponent/s.**

**The Application/s abovenamed State as follows :--**

1. **The Applicants are the members of a Co-operative Ilousing Society formed under section 10 of the Maharashtra Ownership Flats ( Regulation of the Promotion of Construction, Sale, Management and Transfer ) Act, 1963 duly registered under the Maharashtra Co-operative Societies Act/ the Company/ Association of Apartment-**

**takers having its registered office at (address)**

 **(hereinafter referred to as "the said Society"! "said Company"! "said**

**Association of Apartment-takers").**

1. **The said Society / the said Company/ the said Association of Apartment-takers is in possession of a Plot of land bearing Survey No**

**Hissa No , City Survey No admeasuring**

 **sq. metres, (hereinafter referred to as "the Suit Premises"). Hereto**

**annexed and marked as Exhibit No is the copy of Registration Certificate**

**of the said Society / the said Company/ the said Association of Apartment-takers.**

1. **The Applicant states that the building of the said Society / the said Company/ the said Association of Apartment-takers consists of wings /**

 **building known as**

**(give the description here)**

1. The Applicant states that the Opponent has entered into an Agreement for Sale of flats/ shops with the individual purchasers of the flat/ shop as required by section 4 of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 and all Agreements arc duly stamped as required under the Bombay Stamp Act, 1958 and also duly registered as required under the Registration Act, 1908. The Opponent has agreed to convey the suit premises with the entire building constructed thereon (hereinafter referred to as "the said Property") to the said Society / the said Company / the said Association of Apartment-takers within the period agreed upon in the agreement or within a period of four months from the formation of the said Society / the said Company/ the said Association of Apartment-takers, as provided in rule 9 of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Rules, 1964. The copy of the said Agreement for Sale executed with one of the fiat / shop purchaser Mr. / Mrs. with

the Opponent No. is enclosed herewith and marked as Exhibit No. , and a list ofpresent members with the details of flat number, area, stamp duty paid, registration number, registration fees paid, etc., is given in Exhibit No

1. The Opponents have failed to execute a conveyance for conveying the right, title and interest of the promoter in the land and building in favour of the Applicants, which they are legally entitled to have and enjoy as provided under the said Act and the rules made thereunder. (In case of Association / Condominium to be submitted under Apartment Ownership Act, as per the desire of flat purchasers, the fact should be mentioned and the failure of the promoter in complying with the provisions of the law should be brought out here)
2. The Applicant is, therefore, entitled to have a certificate issued by this Competent Authority that the Applicant is entitled to have a unilateral deemed conveyance in respect of the suit premises under section 11 of the said Act.
3. Accordingly, this Competent Authority be pleased to issue a certificate of entitlement of unilateral conveyance of land admeasuring sq. metres as
specifically set out in (the Property Registration Card) the copy of the Agreement dated alongwith building situated at Plot No , bearing

Survey No. Ilissa No at gunta,

 (Name of the place) in favour of the Applicant as the
same falls within jurisdiction of this flon'blc Competent Authority.

1. The Applicant will rely upon a list of documents, which is annexed hereto.

**(9) The Applicant therefore prays that** *:--*

*(a)* **This IIon'ble Competent Authority be pleased to grant a Certificate that the Applicant is entitled to have an unilateral deemed conveyance of Suit Premises under section 11 of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 and to have it registered.**

*( b)* **For costs of the application to be provided.**

*N* **For such other reliefs as this I lon'ble Competent authority may deem fit.**

**Sd/- Sd/-**

**Advocate/Authorised Applicant.
Representative for Applicant.**

*VERIFICATION*

**I, Shri member of the Applicant**

**and**. **Authorised Representative abovenamcd, residing at floor**

 **Co-operative Housing Society Ltd. do hereby state on solemn affirmation that what is stated in the foregoing Application is true to my own knowledge and I believe the same to be true.**

**Solemnly declared at**

**This 20 (Sd/-)**

**Before me**

**Sd/- (Sd/-)**

**Advocate/Authorised**

**Representative for Applicants. Notary Public.**