

CO-OPERATIVE HOUSING SOCIETIES

CA. Ramesh Prabhu, CA. D.A. Chougule

- (1) State Consumer Disputes Redressal Commission, Maharashtra in Appeal No. A/19/1022 between Nanda Kumar Shetty Vs Swati Srishti CHS Ltd and others, has held on 8th Feb, 2022 that Swati Srishti CHS Ltd and its office bearers have provided deficient service to the members by not attending to the leakage in the members flat and directed the respondents jointly and severally pay Rs.46,535/- incurred by the members towards the water proofing expenses incurred by them along with interest at the rate of 9% per annum.
- (2) The Maharashtra Government has amended the Maharashtra Stamp Act, 1958 effective from 1st May, 2022 to allow the credit for stamp duty paid on the first agreement for sale executed with the builder, if the same flat is sold within a period of three years from the date of first agreement.
- (3) The Hon'ble Bombay High Court in the Civil Appeal (L) No. 8104 of 2020 in Interim Application (L) 3986 of 2020 in suit No. 610 of 2019 between Shahed Kamal & others Vs Pagarai Universal Infrastructure Pvt Ltd and Others on 17th March, 2020 held that Maharashtra Ownership Flats Act, 1963 (MOFA) is not applicable to the flat purchasers on the MMRDA land as section 31 read with Schedule II, clause II of the MMRDA Act has excluded the applicability of MOFA to MMRDA Land.