
**Maharashtra Ownership Flats (Regulation Of The Promotion
Of Construction, Sale, Management And Transfer)
(Amendment) Act, 2008**

23 of 2008

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(First published, after having received the assent of the Governor, in the "Maharashtra Government Gazette" on the 12th May, 2008.)
An Act further to amend the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963. WHEREAS it is expedient further to amend the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, for the purposes hereinafter appearing; it is hereby enacted in the Fifty-ninth Year of the Republic of India as follows :-

1. Short Title :-

This Act may be called the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) (Amendment) Act, 2008.

2. Amendment Of Section 3 Of Mah. Xlv Of 1963 :-

In section 3 of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, in sub-section (2), after clause (m), the following clause shall be added, namely :-

"(n) sell flat on the basis of the carpet area only :

Provided that, the promoter may separately charge for the common

areas and facilities in proportion to the carpet area of the flat.

Explanation. - For the purposes of this clause, the carpet area of the flat shall include the area of the balcony of such flat."