

वसई तालुका हाऊसिंग सोसायटीस् रीव्यू



VASAI TALUKA HOUSING SOCIETIES REVIEW

Vasai Taluka

Housing
Federation

April 2018

VOL.08 Issue 01

**Your dream Home
can become a reality
THROUGH**

"HOUSING FOR ALL"

**6.5 % PER ANNUM INTEREST SUBSIDY
SCHEME OF GOVT. OF INDIA**



SWAGAT

Housing Finance Company Limited

CIN : U65922MH1996PLC101035

**HOME
LOANS**



022 - 26 24 85 65

swagatgroup@yahoo.co.in

www.swagathfc.com

A-1/207, Laram Centre, Above Federal Bank,

Opp. Platform No. 6, Andheri (W),

Mumbai - 400 058.

CHS
**PAINTING
MANAGEMENT**

**ASIAN PAINTS OFFERS
WATERPROOFING AND
EXTERIOR PAINTS WITH
THE BEST & LATEST TECHNOLOGY**

Asian Paints Project Sales comes from the house of Asian Paints, India's largest paint company. It offers a host of products and services that caters to the needs of large users and help them choose the correct products for a big-scale painting jobs. We are able to serve customers across the country with professional Painting & Waterproofing solutions which includes:



ON-SITE VISITS

Trained technologists visit each site, assess painting / waterproofing needs and recommend solutions



SAMPLING

Once you shortlist colours, we will paint your wall with testers so that you know what the shade will look like



FORESITE

Digital preview of your building to show the colour options



TECHNICAL ASSISTANCE

Evaluation of surface and reports basis requirement

ASIAN PAINTS PROJECT SALES ADVANTAGES



A SINGLE WINDOW INTERACTION for product supply and servicing.



CUSTOMISED/UNIQUE SOLUTIONS according to surface requirements.



TECHNICAL SERVICES: Technical guidance & analysis, product selection, application procedure.



TRANSPARENCY: We rely on keeping the entire painting process very transparent in terms of the cost of painting and the kind of products used.



EXPERT: Our expert painting and waterproofing service comes with experience and expert advice. It helps us assess your building problems correctly and provide the right solution.



WARRANTY*: Now you have the advantage of getting Flat Warranty* on certain product application.

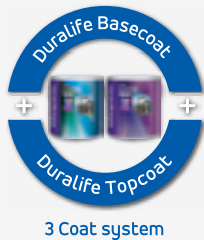


PREMIUM applicators and consultants will be introduced (if required).

Asian Paints introduces Revolutionary Exterior Painting Systems

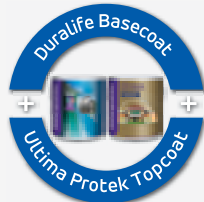
Waterproofing systems for vertical walls

DURALIFE SYSTEM



3 Coat system

ULTIMA PROTEK SYSTEM



3 Coat system

Warranty

DURALIFE SYSTEM

- 15 Years Paint Performance*
- 10 Years Waterproofing*
- 10 Years Anti-algal*

ULTIMA PROTEK SYSTEM

(Experience of 5 monsoons)

- 10 Years Paint Performance*
- 10 Years Waterproofing*
- 10 Years Anti-algal*

Features

- Crack-bridging ability upto 2.4 mm
- Enhanced dust pick-up resistance
- High Sheen
- Dry film thickness of 240 microns
- Self cleaning property
- Anti-carbonation
- Heat-reflectant

Note: For more technical details on products, please speak to our sales officer

Ultima Protek and Duralife Systems are revolutionary exterior waterproofing cum painting system that has distinct features like 10 bars of Waterproofing, strong Crack Bridging Ability and a significantly superior Dust Pick Up Resistance.

Power Feed Technology | Elastomeric system | Latex based | Organic-Inorganic binder | Core and Shell technology | Nano technology

Apex Ultima Puranature (Anti-Pollution Paint)

Apex Ultima Puranature (Anti-Radiation Paint)



Three Drums of paint
Eliminates 3 X 6.4 kg



= One Tree
= 19.2 Kg Co2



Sustainable Product



Unique in the world



Carbon Footprint



Absorbs CO2



Environmentally friendly



Costs Savings



Purifies the Environment



Energy Savings

We have vast range of exterior products with life ranging from 3 years to 15 Years
Please get in touch with our project sales officers for more details.

TO KNOW MORE ABOUT OUR SERVICES AND PRODUCTS,
PLEASE CALL ON 1800-209-5678



Shubhaam Concret Floors Pvt. Ltd.

207/208, 2nd Floor, Prestige Industrial Estate, Bawdi Lane, Marve Road, Malad (W), Mumbai – 400 064.

Tel : 022-28828425, 28828426 - Mob. : 09223049719/ 09821024267

Email: info@shubhameng.com/ Web: www.shubhaamconcret.com

GOOD NEWS FOR CO-OP. HSG. SOC'S

“Change Your Old Broken Tiles & Concrete Blocks Into Designer Concrete Flooring & Use Your Floor For One Generation”

Advantage Of Plain Concrete & Designer Concrete

- Zero Maintenance Floor.
- It Gives Service For One Generation.
- It Gives Unique Texture & Variation.
- It Always Ranks higher On The “Wow” Scale.



➔ Paver Blocks & Tiles Increases Breakage, Maintenance, Edge Chipping & Also Allow Fungus.



Easy **RATGUARD** Facility



- Protection against Rodents.
- Restriction Climbing Of Rats on Pipes.
- Mechanical Solution
- Economical, Highly Effective & Long Lasting.

Easy **BIRD NETTING** Facility



- Transparent Netting Solutions for Pest Bird.
- Polyethylene Netting Which is UV stabilised and weather proof.
- Nets are Strong & Durable.
- Net colour options available - Black and Translucent.

* conditions apply

EASYLIFE
FACILITIES

Professional Pest Management Service

Let us help you to control your pest problem!

Call today...

(022)29670505

www.easylifefacilities.in

+91 90291 51915

Free Inspection*

A to Z Engineering Works

SHOP NO. 5/313, WAHAB HOUSE, OPP. ARFA HOTEL, S.V. ROAD, AMBOLI, MUMBAI - 400102.

MOB.: 95944 18575 • 82864 55830 • E-mail : atozwaterpumps@gmail.com

GREAT OFFER

**REDUCE
ELECTRICITY BILLS
BETWEEN 30 - 40% PER MONTH**
REPLACE YOUR OLD MONOBLOCK WATER PUMPS
WITH SUMERSIBLE
PUMP SET

WHY INSTALLING SUMERSIBLE PUMP SETS ?

BENEFITS ON INSTALLING SUMERSIBLE PUMP SETS ARE -

- No Annual Maintenance Contract (AMC) Required
- No Air / Water Leakage Problems.
- No Maintenance Required For Min. 3 Years
- No Pump Room Required
- No Foundation Required
- No Foot Valve Required
- No Noise

**FULLY AUTOMATIC
ON / OFF MODE
TOTAL COST RECOVERY WITHIN
12 MONTHS**

COMPANY EXCHANGE OFFER* FREE INSTALLATION WITH NEW TECHNOLOGY



SUPPLIERS / INSTALLERS / REPAIRERS OF BRANDED / STAR RATED SUBMERSIBLE PUMPS

- Submersible Pumps For Ring Well / Borewell / Open Well
- Dewatering / Sewage Application • Pumps For BMC Water Supply
- Installing Of Automatic On / Off - Pump Control Panels
- Pumps For Fire Fitting Systems • Pumps For Pressure Boosters/
- Hydro Pneumatic System • Deals In Stainless Steel Water Pumps V-4", V-6"
- Deals In Star Rated Pumpsets

Undertaking Jobs Such As - Digging / Drilling Of Borewell / Ringwell

- Installing Of Pressure Boosters / Hydro Pneumatic Systems
- Repairing Of All Types Of Water Pumps - Also On Annual Maintenance Contract
- Rain Water Harvesting
- Installing Fire Fighting Systems (NOC Objection Certificate From Fire Dept.)
- Water Tank Cleaning Service With World's No. 1 German Technology

SAVE MONEY

**MAXIMUM WATER IN
MINIMUM ELECTRICITY**

**SAY NO TO
MONOBLOCK PUMP**



**AND
INSTALL
NEW
TECHNOLOGY
SUBMERSIBLE
PUMPS**



AUTHORISED DEALERS :

AN ISO 9001 : 2000 COMPANY



Leader™

**G Crompton
Greaves
EVERYDAY SOLUTIONS**



Falcon
A SERVICE FOR BUSINESS



* Conditions apply

VASAI TALUKA HOUSING SOCIETIES REVIEW

EDITORIAL & PUBLICATION OFFICE

Swagat Bhavan, opp. MSED Staff colony,
Next to Indian Oil, station road,
Vasai road (E), Dist. Thane - 401202

CHAIRMAN

CA. Ramesh S. Prabhu

EDITOR

Mr. V. Viswanathan

DESIGNED BY

Vishal Bamane

EDITORIAL BOARD

CA. Anitha Viswanathan
Adv. Kavita Totkekar
Adv. Kamal Saini.

For Members : Free

Annual Membership (Society & Individual) : Rs. 500/-

PRINTED AT

Nutan Printers Pvt.Ltd.,
G-4, C-wing, Radha Kunj CHS.Ltd.
Anand Nagar, Navghar, Vasai Road (W),
Thane - 401 202

MOST IMPORTANT

"Readers are recommended to make appropriate enquires and seek appropriate advice before sending money, incurring any expenses, acting on medical recommendation or entering into any commitment in relation to any advertisement published in this publication. VTHF group doesn't vouch for any claims made by the Advertisers of products and services. The Printer, Publisher, Editor, and Owner of the VTHF Group Publications shall not be held liable for any consequences, in the events such claims are not honoured by the Advertisers"

For General Housing Society related queries, Please Contact
0250-6457596/ 95 • 0250-2390170/ 71
• E-mail •
vasaihousingfederation@gmail.com

Views expressed in this Magazine are of the authors & VTHF is not Responsible for its Contents. Circulate among Friends and other members of the Society

EDITORIAL

Dear Readers,

Warm Greetings,



राजिब
श्री. दि. विष्णुनाथन

As the general elections approaching fast, the government is become more and more generous to declaring benevolent decisions. Budget session of the Maharashtra Legislature is on. Chief Minister while talking in the Assembly on Affordable Housing, has said that a large number of homes will be built through private participation; 1lakh homes constructed through slum rehab schemes in one year; Airport slum dwellers to be provided in-situ rehabilitation, those who cannot be accommodated will be shifted to premier compound; Under new rules for redevelopment nearly all residents will get 400-500 sq. ft. apartments;

A government resolution for providing 300 sq. ft. homes to slum dwellers will be issued soon. This means 180 sq. ft., 225 sq. ft. & 269 Sq. ft. tenement is the story of the past. The experience is that most of the beneficiaries with the collusion of authority sold their tenements in hefty prices and once again become homeless. Though there is stipulation that no beneficiary can sale his rehab component for next 10 years from the date of possession, they sold it by making gimmick power of attorney etc. And those stays in such rehab components cannot afford its maintenance. Therefore the Government should have to think over it.

Chief Minister also assured the Assembly that Mumbai's most awaited Development Plan (DP) 2014-34 will be out by March end and there will be no compromise on open space. He further said that, "We have set certain objectives; there is to be no compromise on open spaces, the boundaries of koliwadass, gaothans and tribal padas are to be demarcated and if this is not done, provisions will be added to the DP. Also, we want to create affordable housing.

Continue on Page No. 12

CONTENT	Page
RTI - PRIMER	08,
RERA Forum resolves 4 city disputes on day 1	14,
Judge's clever idea to seal over 100 flats	16,
What if project is delayed due to litigation?	18,
Warring Buyers and Builders Resolve Issues Across Table	24,
Builder told to pay up Rs 1.1 Crore ro flat owners....	28

STRUCTURAL AUDIT & REPAIR

In Structural Audit and Repair work thereafter, specialization and experience in structural design of buildings (design of foundation, column, beam, slab etc.) is a must along with experience in repair, for taking decisions on safety, stability and method of repair.

We do Structural Audit, Consultancy, Supervision and Management under the direct control of BMC registered B.Tech (Civil) Engineer having specialization, experience & expertise of 20 years in both Structural Design and Repair of Buildings.

Our Services

- | | |
|---|---|
| • Structural Audit & Survey | Supervision of work |
| • Non- destructive tests | Checking material quality |
| • Providing cost estimate & remedial measures | Quality & Quantity control of work |
| • Tender preparation | Planning & Control, Taking measurements |
| • Selection of contractor | Stability certificate on completion |

Gopinath Nambiar & Associates

Building Structural Auditors, Consulting Structural / Civil Engineers, Project Management Consultants

18/ 1827, Mhada Vanrai, Opp. Hub Mall, W.E.Highway, Goregaon (E), Mumbai-65

Tel.: 9820496450/ 7666055280 / 26863971. E- mail : gnnambiar@yahoo.com



Advice Consultants



Cell: - 09321177022

CONSULTING CIVIL / STRUCTURAL ENGINEERS ARCHITECTS: BUILDING REPAIRS & CONSERVATION STRUCTURAL AUDIT WITH OWN N.D.T. EQUIPMENTS

B.M.C. Str. licence STR/P/127 N.M.M.C./S.E./TPO/125 Navi Mumbai. M.B.M.C. For Mira Bhayandar Corporation

Survey & estimation, tendering, supervision, quality assurance, project management, Structural stability certification

- | | |
|---|---|
| 1. Rebound hammer test for surface strength of concrete | 7. Chloride ion penetration test, 8. Carbonation testing of concrete |
| 2. Ultra sonic pulse velocity test for: soundness of concrete | 9. Ph. meter for water quality testing |
| 3. Half-cell potential meter for reinforcement corrosion extent | 10. Metal hardness tester, |
| 4. Moisture meter test for leakage source detection of Plumbing /moisture % in wood | 11. Elcometer for checking coating film thickness on ferrous/ Nonferrous metal, |
| 5. Crack width microscope, Rebar locator for reinforcement /embedded pipe location checking | 12. Metal crack detection |
| 6. Core cutting of concrete to check compressive/tensile strength of concrete at laboratory on Extracted specimen | 13. PROFOMETER 5+ ,Imported to check diameter & spacing of embedded reinforcement Without breaking and concrete cover depth |

Mumbai Office:-Unit 20, 4th floor, Atlanta Estate, Vit Bhatti, Off Western Express highway, Goregaon (E), Mumbai 400 097.Tel. – 022- 29270094, Tele fax: - 29272402.

Navi Mumbai:-101, Shiv Leela Apartments, Sector-19 C, Plot No. 1017/001, Nr. Sai Holy Faith High School, Koparkhairane, Navi Mumbai-400709. Ph: 27540886

Thane:-03, Bldg. 2, Sai Digamber C.H.S, Ltd, Kasarwadavli, Ghodbunder Road, Thane (W). Cell no.:- **9321615553**

Web:www.adviceconsultants.in Email:info@adviceconsultants.in

RAIN WATER HARVESTING, BOREWELL & SOLAR/WIND ENERGY GENERATION CONSULTING

RTI (Right to Information) PRIMER



*Shri Shailesh Gandhi,
Retired Chief
Central Information
Commissioner*

India got Independence in 1947 and proclaimed itself a Republic in 1950, with a great Constitution. However, in practice, a brown elite replaced the white masters and Swaraj did not come. Mahatma Gandhi had said, "Real Swaraj will come not by the acquisition of authority by a few but by the acquisition of capacity to resist authority when abused." A few did acquire authority and retained it, but the capacity to resist misuse of authority eluded the average Citizen of India. Right to Information (RTI) now empowers him to do that.

The Right to Information is derived from our fundamental right of expression under Article 19 of the Constitution of India. If we do not have information on how our Government and Public Institutions function, we cannot express any informed opinion on it. This has been clearly stated by various Supreme Court judgments, since 1975. We accept that the freedom of the press is an essential element for a democracy to function.

It is worthwhile to understand the underlying assumption in this well entrenched belief. Why is the freedom of the media considered as one of the essential features for a democracy? Democracy revolves around the basic idea of Citizens being at the center of governance and rule of the people. We need to define the importance of the concept of freedom of the press from this fundamental premise. It is obvious that the main reason for a free press is to ensure that Citizens are informed.

This being one of the main reasons for the primacy given to the freedom of the press, it clearly flows from this, that the Citizens Right To Know is paramount. Since the Government is run on behalf of the people, they are the rightful owners who have a right to be informed directly. Justice Mathew ruled in the Raj Narain case, "In a government of responsibility like ours, where all the agents of the public must be responsible for their conduct, there can be but few secrets. The people of this country have a right to know every public act, everything that is done in a public way by their public functionaries. They are entitled to know the particulars of every public transaction in all its bearing. Their right to know, which is derived from the concept of freedom of speech, though not absolute, is a factor which should make one wary when secrecy is claimed for transactions which can at any rate have no repercussion on public security."

Mazdoor Kisan Shakti Sangathan (MKSS) in the rural areas of Rajasthan first brought RTI on the agenda of the Nation in the early part of the 1990s. Nine States enacted Right To Information Acts across India from 1997 to 2004. On 11 and 12 May, 2005, the two houses of Parliament passed the Right To Information Act as Act 22 of 2005. This became operational from 12 October, 2005 - significantly Vijayadashmi.

Right To Information (RTI) existed since the day the Constitution of India was framed. The present Act only gives procedures to operationalise this right.

**Shree
Consultants**



ARCHITECTURAL SERVICES

Shyam R. Kashid,
B. Arch, A.I.I.A.,
Reg. No CA/90/12881

Our Services

- ❖ Planning & designing Building Projects
- ❖ Getting approvals from MCGM
- ❖ Redevelopment of Building Projects
- ❖ Project Report for Redevelopment
- ❖ F.S.I. Calculation for existing Societies
- ❖ RERA Consultants

Address : 18/1827, Vanrai Colony, Opp. Hub Mall, W. E. Highway, Goregaon (E), Mumbai – 400065.

B/406, Vishnu Shivam Tower, Thakur Village, Kandivali (E), Mumbai – 400 101.

Mob : 9850182019, Email : srk4059@gmail.com

SAI SERVICE WATER TANK CLEANING SERVICES

Specialist in Water Tank Cleaning

- ❖ Cleaning of all types of Concrete Tanks, Plastic Tanks, Elevated Storage Reservoirs and Mild steel Tanks.
- ❖ Trained staff with access to hygienic & Safety equipment.
- ❖ Latest imported Equipment.
- ❖ Systematic & Professional service records of tank cleaning operations.
- ❖ **IDEALLY SUITABLE FOR:** Apartment Complexes, Hotels, Shopping Malls, Hospital, Housing Society, Office Complexes, Educational Institutions and IT Parks.



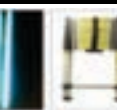
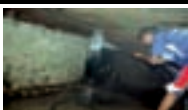
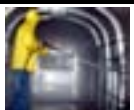
5 STAGES FOR PROCESS OF HYGIENIC CLEANING

- High Pressure cleaning from top to Bottom.
- Hygienic & Pressure jet cleaning.
- Detection of Cracks & Leakages if any.
- Removal of Slurry, Debris from tank.
- No Harmful chemical involved.

SPECIALIST IN ALL TYPES OF PLUMBING WORK.

Mob: 9029833358/9892432785

• Email: saiserviceswater@gmail.com



Office No. 14/S, Hendri Gomes Kevni Pada, S.V. Road, Jogeshwari(W), Mumbai-102
Branch : 65 - Ramashree CHS Ltd., 202, 2nd Floor, 1st Lane, Hindu Colony, Dadar (E), Mumbai - 400 014

HEALTH IS WEALTH - To Ensure Good Health of your Family, it is imperative to clean your WATER TANKS at least ones in a month by Professional Water Tank Cleaning Specialists.

The Importance of RTI

1. At the price of Rs.10, it provides the facility for Citizens to get information on the Government's actions and decisions. If you send your application by speed post, the extra cost will be about 25 Rupees. The cost of getting the information of about five pages would be Rs. 10/. Even if you add the postage cost of getting the information the total will be about 70 rupees.
2. The law mandates that the information has to be given within 30 days.
3. If a few thousand Citizens spend about Rs. 70 per month and about an hour in their own house they can file a new RTI application and get information about matters which are of concern to them.
4. The power of getting accountability, reducing corruption, impacting policy decisions and ensuring better governance is now with us. We missed our opportunity in 1950, but have another chance now.
5. YOU individually can make a big contribution to getting the Nation we want.
6. A small effort from our own house, can bring Swaraj.

What is information? Section 2 (f) of the Act defines it thus:

- 2 (f) "information" means any material in any form, including records, documents, memos, e-mails, opinions, advices, press releases, circulars, orders, logbooks, contracts, reports, papers, samples, models, data material held in any electronic form and information relating to any private body which can be accessed by a public authority under any other law for the time being in force;

Effectively, this means it has to exist. The word opinions and advices means those which are on record. This does not mean that the PIO will have to give his personal opinion, clarification or interpretation which is not on record. RTI is NOT Right To Interrogation.

Right to information is defined under Section 2(j) as:

"right to information" means the right to information accessible under this Act which is held by or under the control of any public authority and includes the right to -

- (i) inspection of work, documents, records;
- (ii) taking notes, extracts, or certified copies of documents or records.
- (iii) taking certified samples of material;
- (iv) obtaining information in the form of diskettes, floppies, tapes, video cassettes or in any other electronic mode or through printouts where such information is stored in a computer or in any other device;'

Information can be demanded from all Public authorities, ie. all Govt. bodies and organizations substantially financed by Government including NGOs and aided schools and Colleges.

The Right To Information Act is a codification of this important right of Citizens. The right existed since the time India became a republic, but was difficult to enforce without going to Court. The Act stipulates the following:

- A time period (30 days) within which information must be provided.
- Method of giving the information.
- Ten exemptions of information- Section 8 (1),- which will not be given.
- Citizens can ask for information by getting photocopies of documents, permissions, policies and decisions.
- Inspection of files can also be done and samples can be asked for.
- All administrative offices of public authorities have to appoint 'Public Information Officers (PIO)' or 'Assistant Public Information Officer'
- Citizens application for information should be addressed to the Public Information Officer of the concerned office. There is no need to know the name of the PIO.
- If information is not provided or wrongly refused, the Citizen can go in appeal to an Appellate Authority who would be an official in the same department, senior to the PIO. The Appellate authority has to give a decision in 30/45 days.
- If this too does not give a satisfactory result, one can appeal to the State or Central Information Commissioner, which is an independent Statutory Authority, established under the Act.

STRUCTURAL AUDIT OF BUILDINGS ----- Save life Save Property...



Faulty design, Load on structure,
poor construction quality Internal
and external forces

Leads to

UV rays
Chemicals
Vandalism

Fire
Moisture
Modification in structure



Beam crack



Exposed slab



Leakage Issues



Column Crack

Purpose of Structural Audit

- To save human life and buildings.
- To understand the condition of building.
- To find critical areas to repair immediately, like damages, corrosion
- To comply with statutory requirements.
- To enhance life cycle of building by suggesting preventive and corrective measures like repairs and retrofitting.

Bye-Laws of Cooperative Housing Societies

As per clause No.77 of revised model
Bye- Laws of Cooperative Housing Societies:

1. For building aging between 15 to 30 years once in 5 years
2. For building aging above 30 years once in 3 years
3. As per municipality-it is mandatory for building aging 30 year + .

Advantages of Structural Audit

- To know the health of the building and to protect / project the expected future life.
- To proactively assist the residents and the society to understand the seriousness of the problems and the urgency required to attend the same.
- We have BMC, TMC, PMC, NMMC licensed Structural Engineers.
- Cost on audit saves you in lakhs during repairs.
- It fulfills legal compliance requirements.

Methodology of Structural Audit

Inspection

1. Inspection of all the elements of structures like column, beam & slab.
2. Inspection of overall building and surrounding including each and every flat.

NDT Testing

Technology to access structural strength, stability, integrity of concrete.

1. Schmidt rebound hammer testing
2. Ultrasonic pulse velocity testing
3. Cover meter testing
4. Half-cell potentiometer testing
5. Carbonation
6. Core study & Chemical test

Report

A report of the results of an inspection and NDT of a building shall comprise

- (a) a detailed description of the visual inspection and any full structural investigation of the building conducted by the structural engineer;
- (b) analyses of observations and every test conducted in the course of any full structural investigation of the building; &
- (c) recommendations by the structural engineer as to such building works as are necessary to ensure the structural stability or integrity of the building.

R K INFRA TECHNO-CLINIC SERVICES PVT. LTD.

Address: Plot B-15, Road No.2, Opp. TJSB bank, Behind Datt mandir,

Wagle Industrial Estate, Thane (w) Pin Code - 400604.

Tel. No. 022-25820538/25836661 / +91-9869026660 |

<http://www.rkinfraconcreteservices.com> | infratechnoclinic@gmail.com

- The Act provides for a penalty for delay on the PIO at a rate of Rs. 250 per day of delay, or for malafide denial of information, or giving false information. In case of information being delayed, no charges for information are to be paid.

Thus RTI provides for a time bound and defined process for Citizens to access information about all actions taken by Public authorities. The penal provisions on the PIO are the real teeth of the Act, which ensure that the PIO cannot treat Citizen's

demands for information in a cavalier manner. Each State has the right to frame its rules in terms of fees, procedures and forms, which have to be in consonance with the Act. The rules can only specify the application fee, and a set format for applications or appeals. They can also specify the extra charges for providing the information. The rules cannot go beyond the Act and have to be in consonance with it.

The Further details will be published in the Next Issue

Website : www.vasaihousingfederation.com | vasaihousingfederation@gmail.com

Continued from page No. 06

An independent development control regulation DCR will be framed for traditional dwelling areas." Readers might remember that Maharashtra Societies Welfare Association first raised the issue of DP 2014-34 and held Dharan Aandolan at Azad Maidan against the random errors in draft DP. And also held awareness seminars in many parts of Mumbai. Large number of representation collected from the citizens of Mumbai and submitted to the Municipal Corporation of Greater Mumbai and resultantly the Government appointed another committee to reconsider the DP 2014-34.

Another good news is that the Urban Development Department, Government of Maharashtra has increased FSI by an additional 0.5 for all non cess buildings in the island city. This will definitely benefit to the developer and the redevelopment project will be more viable. The Supreme Court has lifted the stay on the construction of new buildings in Greater Mumbai for six months, with conditions, one of which is

that construction debris should not reach the Deonar and Mulund dumping grounds. And at the same time the Government of Maharashtra has banned plastic carry bags and similar other items with effect from 18th March 2018.

Both the cases are related to our environment. Now onwards Co-operative Housing Societies have to discourage its members from using plastic spoons and cups at house parties. The societies should have also to start segregating and composting waste.

our organization VTHF has already taken initiative in organizing Swachh Bharat Abhiyan at various places in Mumbai. I may request all of you to follow the plastic ban strictly from our own home itself and help to save our environment.

With Best Regards,

With Best regards
V. Viswanathan, Secretary



MahaSeWA
MAHARASHTRA SOCIETIES WELFARE ASSOCIATION

**- Opening Branch at
Dahisar (East)**

HELP LINE 022 - 2898 0414 FOR ALL HOUSING SOCIETIES PROBLEMS

📍 **SHREE SATYAM CHS, No. 3, Ground Floor, Near Corporation Bank, Dahisar (East), Mumbai - 400 068.**



TM

**ND2 CONSULTANCY PVT LTD****ISO 9001:2015 CERTIFIED**

- ❖ We are the people of ND2 CONSULTANCY a group of Experienced Structural Engineers, Architect, Civil Engineers, Fire Safety Engineers, Electrical Engineers, & Interior Designers. We introduced ourselves as BMC Approved License Consulting Engineers for Redevelopment ,Repairs and Rehabilitation of all kind of Residential ,commercial & industrial buildings .



- REPAIR & REHABILITATION CONSULTANT
- STRUCTURAL AUDIT AND STABILITY REPORT
- FEASIBILITY REPORT FOR REDEVELOPMENT.
- PMC FOR REDEVELOPMENT.
- CONSTRUCTION MANAGEMENT CONSULTANT.
- STRUCTURAL DESIGN OF RCC AND STEEL STRUCTURES
- COST BENEFIT STUDIES FOR PROJECTS
- FINANCIAL AUDITING OF PROJECTS
- INTERIOR DESIGNER & LANDSCAPING
- VALUATION
- FIRE SAFETY AUDIT
- ELECTRICAL AUDIT



A dedication to technically challenging and practical solutions is central to ND2

Any Immediate Attention related to Structural Audit, Building Repairs , Rehabilitations or any other concerns call us, for Free Inspection, Technical advice, by our Expertise

Office :Shop No 9, Plot No.66, Gorai Sai Gharkul CHSL., Opp Pepsi Ground, Gorai Part 2, Borivali (W), Mumbai 400 092.

Cont.: 022-68888699 | 81085 06096 | 9819881849

**Email : info@nd2.in , prabhakar@nd2.in,
mmcengineers@gmail.com**

For more details log on to our website : www.nd2.in

RERA forum resolves 4 city disputes on Day 1

Some of the complaints were settled in 45 minutes, by benches chaired by industry reps

The Maharashtra Real Estate Regulatory Authority (MahaRERA) succeeded in resolving six of the 16 disputes heard by the conciliation forum in its first ever hearings held on Saturday. Four of the cases were settled in Mumbai, and two in Pune, officials said.



This is the first time complaints by home buyers over delayed possession have been settled in a span of 45 minutes – by benches chaired by representatives from developers' bodies and consumer rights organisations, through an out-of-court conciliation process.

Niranjan Hiranandani, National Real Estate Development Council (NAREDCO) president and CEO of Hiranandani Communities, was part of the first two benches along with his NAREDCO colleague and vice president Rajan Bandelkar. ***“It is a win-win situation for the home buyers and the developers. In a span of three hours, we managed to settle four out of the five cases,” Hiranandani said.***

Hiranandani had offered his Powai office to conduct the hearing for complaints from the eastern suburbs, while Mumbai Grahak Panchayat had set up two benches in their Vile Parle office for complaints from the western suburbs. Hiranandani and Bandelkar, along with Smita Jamdar and Dr Archana Sabnis from MGP, managed to bring about conciliation in four cases.

The complaints were filed by home buyers Vishwanathan N, David Allappat, Aftab Khan, and Samikant Chindarkar. The developers who participated included Pankaj Chawla, Acme Housing India Pvt Ltd, L&T Realty, and Panchtatva Realty. Two cases heard by benches with representatives from Credai Pune, and MGP, Pune, were also resolved.

conciliation process renewed the lack of trust between the developer and the home buyer with a face-to-face dialogue. The process does not involve a decision; it is a win-win or a lose-lose for both parties.”

Hiranandani said “I am not saying this is panacea for every kind of dispute, but I think 90 per cent of the cases that are before MahaRERA could be resolved if the intention is right. Issues where there is an impossibility of a payment, where the project itself is in a difficulty could be an exception to this. Unless the project itself is lifted out of difficulties, it cannot be resolved in a conciliation platform. We hope to resolve 40 to 50 per cent of the cases this way.”

“In one case, a home buyer wanted early possession for his son's education and wanted to move from Ulhasnagar to Thane. The developer not only agreed to give possession by May 31, but said he would arrange for alternative accommodation if it is not ready,” Sabnis said.

“In a legal hearing before MahaRERA, even if there is a favourable order, the other party can go in appeal, and further appeal to the high court, and it becomes a never-ending process. Here, because they consented and signed consent terms, it is not appealable.

In both cases which were resolved, the home buyers went home very happy, and seeing their happy faces gave us a sense of satisfaction.”

Speaking to Mirror, Bandelkar said “The ***Source: Mumbai Mirror***



Lavanya's Construction®



An ISO 9001:2008 Certified Company
AUTHORISED APPLICATORS



SPECIALIST IN WATERPROOFING WORK FOR TERRACE/OVER HEAD WATER TANK
China Mosaic work/Chemical Coating Work/ APP Membrane Waterproofing without Breaking.

- Structural Audit & Civil Repairs
- Structural Repair, Waterproofing Work, Plumbing Work.
- Drainage Work, Compound Paving Work.
- Crack Filling Work, Synthetic Plaster (Texture) Work.
- Bathroom / W.C. / O.H.W.T. Leakages Stop with Guarantee Work.
- Elastomeric & Acrylic wall Paint applicators.

Head Office :- 10 – Ami Kunj, P.G Road, Malad (W), Mumbai – 400 064.

Mobile No :- 09224770931 / 09892588773 • Customer Care No. :- 022 - 288 218 69.

Website :- lavanyasconstruction.com • E-mail :- lavanyasconstruction@gmail.com / sujitlaha@yahoo.com

We are the best and give you guaranteed rest



ANANT STRATA CONSULTANTS PVT. LTD.

.... For You Enterprise

SERVICES PROVIDED TO CO-OPERATIVE HOUSING & PREMISES SOCIETIES

1. Billing and Accounting.
2. Back Office Services.
3. Registration of Co-operative Societies.
4. Statutory Record Maintenance - Issue of Share Certificates etc.
5. Conveyance & Redevelopment

**“ FOR DETAILS OF SERVICES AND OTHER IMPORTANT INFORMATION ABOUT
CO-OPERATIVE SOCIETIES PLEASE VISIT OUR WEBSITE”**

Registered & Corporate Office

B-103/104, Ashoka Super Market CHSL Jn of S. V. Road & Aarey Road, Goregaon (W), Mumbai - 400 104

Contact No.: (022) 6693 8746 / 91375 72651 / 70458 96317

Web.: www.anantstrata.com | E-mail: info@anantstrata.com

Judge's clever idea to seal over 100 flats

Ropes in 5 lawyers for the job to ease overburdened court's workload

A weary legal process against loan defaulters that often takes weeks was reduced to only a day after a judge had a brainwave. Additional metropolitan magistrate Laxmikant Bidwai appointed five young lawyers as court commissioners to seal 101 apartments being constructed by an RNA Corp firm in Malad. The firm, Skyline Construction, is accused of not paying back over Rs 14 crore to Bank of Baroda, according to a court order. All the 101 flats, in RNA Imperia complex, were reportedly locked up on March 9 under the supervision of advocates Sunil R Pandey, Manoj R Bachate, Abhishek S More, Pradnya S Surve and Sapna H Jagtap. The five are members of the Esplanade Court Bar Association. The company denied on Monday the flats had been sealed.

Usually, a court officer seals property in such cases. But had Bidwai again asked staff members of the overburdened court system to do the job, it would have taken several days.

Bidwai said in his order that his court had been flooded with applications filed under a law that enables banks and other financial institutions to recover their money in cases of loan defaults. The law is called the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. He observed that the court staff was already struggling with the huge workload and it would not be feasible to take possession of secured assets quickly.

"In consultation with the Esplanade Bar Association, this court has prepared a list of advocates, who are budding lawyers and interested to work as court commissioners. No doubt the secured creditor [the bank] has to bear charges of court commissioner," he said.

The magistrate's decision was influenced by the Bombay High Court's view last year that roping in an officer from the Bar Association as a court commissioner would not prejudice the accused.



Company denies flats have been sealed

RNA Corp spokesperson Yogesh Gupta denied the flats had been sealed. "The news is absolutely wrong Total amount disbursed was about Rs 22 crore, out of which about Rs 14 crore has been already repaid already. We have offered to pay the balance amount before March 31," he said.

In 2015, Bank of Baroda had approved a loan of Rs 55 crore for the RNA firm, which listed the 101 apartments as a secured asset. The funds were to be disbursed in phases as the project progressed.

"Initially, a part of the loan was given to the builder. More funds were not released because the builder did not complete any (construction) slab. An application was filed for recovery of over Rs 14 crore," said Pandey, who led the team to seal the apartments.

For Excellent Water Tank Cleaning

We invite attention of Housing Societies for mechanized cleaning of society overhead and underground water tanks.

Procedure :

- 1) Removing water using dewatering pump.
- 2) Removing dirt stuck on floor, walls and ceiling of tank using high pressure water jet machine and disinfecting it.
- 3) Sucking dirty water using suction attachment.
- 4) Sucking dirt stuck on floor using wet and dry vacuum cleaner.
- 5) Using ultra-violet rays tube kit for disinfecting tank.

Our special features :

Mechanized water tank cleaning using modern machines and disinfecting the tank.

Professional work. Workers wear uniforms during work and work is done hygienically.

We are a reputed organization and well-known for water tank cleaning.

Feel free to call up anytime for more information :


GOKHALE SERVICES

Amit Gokhale (Proprietor) : 9324545355

C/501, Gokul Regency II, Thakur Complex,
Kandivli (E), Mumbai - 400 101.

COMPLETE ALLUMINIUM SIGN SYSTEM FOR YOUR
CO-OP. HSG. SOCIETY ♦ PROJECT ♦ HOSPITAL ♦ SCHOOL ♦ BANK


Co-operative Board ♦ Aluminium body ♦ Colour Anodized
♦ Vinyl cutting letter ♦ Name can be changed when required.



PRM

PREM MAYURASAN C. H. S. LTD.

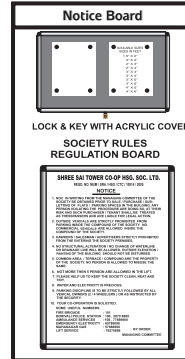
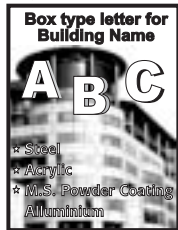
REGD. NO: MUM / W-HW / HSG / (TC) / 14529 / 2005-10 / YEAR 2005



WING

Flr.	F. No.	Name	F. No.	Name
1st	101.	DR. VIKAS MUKUND PALKAR	102.	CAPT. SAMIR & MINEZ KAZI
2nd	201.	MANMEET SABARWAL	202.	MT. BHAIL, SAMINA QURAISHI, BUSHRA ADAM
3rd	301.	LIZ & MARIA	302.	DUTTS
4th	401.	NARAYAN B. JAMBOTKAR	402.	IQBAL SHARIFF
5th	501.	AFTAB HYDERALI MERCHANT	502.	AVANEE CHOKSI, DEVINDRA CHOKSI
6th	601.	BHARAT S. TRIVEDI	602.	DIANI CORNELIO
7th	701.	Orbit Developers Partner (Mr. M. K. DODHI)	702.	CHAITANYA MALGAONKAR

Emergency No: POLICE - 26423021 / 100, FIRE - 101, AMBULANCE - 26243075, OTIS HELP LINE NO: 1800 22 7777



Also available Key Box
for 20, 30, 50 keys



THREE DIMENSION

HEAD OFF: 16/A, SHREE HARINIVAS, SAROJANI NAIDU ROAD, KANDIVALI (W) MUMBAI - 400 067
CONTACT: 93241 69290 / 9870436846
Email Id : threedimension76@yahoo.com

G. M. Associates

WATERPROOFING SPECIALISTS & APPLICATORS OF AQUATYTE

NO BREAKING Full Proof Method

- ◆ Specialists in **TERRACE WATERPROOFING** at **Competitive Rates**
- ◆ **WATER TANKS, BATHROOMS, SWIMMING POOLS** waterproofing (Ready in 24 hours)
- ◆ **Clients :** Godrej, O.N.G.C., VSNL, MIAL, Indian Express, Reliance, Barista, Army (MES), Hinduja Hospital, Datamatics, Pizza Hut etc. & Many Housing Societies in Mumbai.

CONTACT US: G. M. ASSOCIATES, # C-20, "Rahul Apartment" #1, B.P.Marg, Off. Bhavanishankar Marg, Dadar (W), Mumbai - 400 028 (India)
Ph: 022-65219213 / 9820823065
Email : gmassociates03@gmail.com
URL : www.aquatyte.com

WATER TANK CLEANING & REPAIRING SERVICE Need For A Professional Service

Keep Your Water Tank Clean With Hygienic Process & Safeguard Your Family Health.
We Are A Reputed Organization & Well-known For Water Tank Cleaning & Repairing Work

TYPES OF WORK

1. UNDER GROUND & OVERHEAD TANK
2. SINTEX PLASTIC TANK
3. METAL STEEL TANK
4. ALL TYPE OF FLOORING WORK
5. TANK REPAIRING & WATER PROOFING

PROCESS OF WORK

1. HIGH PRESSURE CLEANING FROM TOP TO BOTTOM
2. HYGIENIC & PRESSURE JET CLEANING
3. DETECTION OF CRACKS & LEAKAGES IF ANY.
4. REMOVAL OF SLURRY, DEBRIS FROM TANK.
5. NO HARMFUL CHEMICAL INVOLVED



SAI SERVICES

Off: 405, 4th Floor Brahmanand Chs. Ltd., Opp. Chamunda Paradise Bldg., J.v.k.Marg, Shivaji Nagar CHS Ltd., Vile-Parle (E), Mumbai - 400 057. Email: pawarkrishnath@yahoo.co.in
Web: www.watertankcleaningservice.com

For Details Contact:

9819733363 / 8108137700 / 9833965741 / 8652487700

Bank of Baroda declared the RNA firm's loan as a nonperforming asset and issued a notice under the said Act. The company apparently failed to respond within the stipulated period of 60 days, forcing the bank to take legal action.

"It was a great experience to act as a court commissioner. So many applications are pending

and this innovative method will definitely reduce the backlog," Pandey said. "We faced a lot of resistance when we went to the location, but we managed to seal all the flats in a day."

The five lawyers were paid Rs 1 lakh each for the service.

Source: Mumbai Mirror

What if project is delayed due to litigation?

Q. If a project has to be delivered by Dec 2019, but the project after few months of construction goes into some litigation for next 5 years, what would be the impact on the developer & buyers? What should the buyer do?

A. Under RERA, if the project is delayed due to litigation in which the court has given the stay for the construction, then the developer may not be liable to pay the interest to the purchaser for delay in the completion of the project from the agreed date of possession mentioned in the agreement for sale. The period during which stay was in force will only be excluded for payment of interest.

In case, there is only litigation but the court has not given any stay and there is a delay, the developer shall be liable to pay the interest for the delay in handing over the possession to the purchaser from the date of agreed date of possession on the amount paid to the developer till the date of handing over the possession at the rate of Marginal Cost of Lending of SBI plus two percent.

Q. Is the Pagdi system legal now? After death, will property be transferred to kin of family by law (if one child claims Right)?

A. As per the Maharashtra Rent Control Act, 1999, the tenancy rights will be transferred to the person who is occupying the premises at the time of death of the tenant. The legal heirs may decide the rent or the tenancy rights on the death of the tenant.

Q. What is the provision for refund of stamp duty if the property is sold within one Year?

A. In case a person has purchased the property from the developer and sells the same within one year, the new purchaser needs to pay only the difference due to increased

cost of sale or the increase in the market value as per the stamp duty ready reckoner. For example, the stamp duty is payable on every transaction of purchase and sale as per the market value of the property as per the valuation given in the ready recknor.

However, in Maharashtra an exception was given. In case, any person invests in the property and registers the agreement with the developer and say pays the stamp duty at the rate of 5% on the valuation of the property of say **Rs.1,00,00,000/-** pays the stamp duty of **Rs. 5,00,000/-**. Within one year, such purchaser decides to sell the property say for **Rs.1,10,00,000/-**, then the stamp duty on **Rs. 1,10,00,000** is calculated which is **Rs. 5,50,000/-**. Since the first owner has paid **Rs.5,00,000/-** on value of **Rs. 100,00,000/-**, the new purchaser has to pay only the difference of **Rs. 50,000/-** only and thus gets the credit of stamp duty amount paid of **Rs 5 lakh** by the earlier owner. This is not applicable for other than the first sale and other than from the developer.



CA. Ramesh S Prabhu

Mob.: 9820106766

E-mail :

rsprabhu13@gmail.com



TANISHK CONSULTANTS

Project Management Consultants
Architect, Structural Engineers, Project Management Consultants
Building Repairs & Restoration Specialist.

• Professional Building Services	• Re Development Services	• Member	• Panel Consultant
<ul style="list-style-type: none"> • Repairs of buildings • Structural Audit. • Tendering. • Execution. 	<ul style="list-style-type: none"> • Project Management Consultant • Architect • Structural Engineers • Feasibility • Tendering. • Execution. 	<ul style="list-style-type: none"> • ISSE • PEATA • IACE 	<ul style="list-style-type: none"> • MHADA • BMC • NMMC

- Structural audit with Cost effective and Technical solutions, Open Technical bid, Quality control, Execution, Certification, Expertise supervision.
- Abide by the highest standards of honesty and Experience in Investigating, Designing, Implementing and Executing all the activities needed to achieve client satisfaction.

For Anything and Everything in **Building Repairs & Redevelopment**

Office: Shop No. 11, Datta Guru Socety, Ceser Rd., Next to Bombay Cambridge School, Andheri (W) Mumbai-400 088.

Mobile: **9819848708/ 93 23 54 87 08/ 022-2 891 8708** E mail: tanishkmumbai@yahoo.com



An ISO 9001 : 2008 Certified Company

Invest Some Time with Expertise

- ▶ Building Repair and Painting Experts
- ▶ Patch Work Repair, Coatings & Painting up to 5-7 years of Leakage Warranty
- ▶ Major Structural Repairs up to 10 years Warranty
- ▶ Water Proofing with/without breaking up to 5-10 years Leakage Warranty
- ▶ Chemical Coatings & Water Tank Repair
- ▶ Plumbing & Other Civil Works
- ▶ Rain Water Harvesting



SHREE BALAJI
EXTERIORS PVT. LTD.
An ISO 9001:2008 Certified Company

Regd. Office: Shop no 2, Ganesh Apartment, Raheja Township, Malad East, Mumbai 400 097

Head Office: 1407, Prasad Chambers, Swadeshi Mill Compound, Opera House, Mumbai 400 004

T: + 91 22 4924 0547 / + 91 22 2876 4682

M: +91 93237 70718 / +91 93214 87111 / +91 92244 44660

info@sbegroup.in | www.sbegroup.in

Q. How to get information about property card? What important role does property card plays in property claim agreement?

A. In the agreement for sale executed with the developer, the land details are mentioned. The land details include the survey number or CTS number of the land and the village in which such properties are situated. On the basis of survey number and village, one may visit the local city

survey officer or talati office and get the extract of the property card or the 7/12 extract which has the details of the land such as the area, survey number, use of the land, the details of the transactions, name of the owner or the lease etc. The property card gives us the name of the owners who own the property in the revenue record.

(Ramesh S. Prabhu is Chairman, Maharashtra Societies Welfare Association)

Which projects are exempted from RERA registration

Q. Can a Co-operative Housing society who has entered in DA with a builder get registered by making an application under Real Estate (Regulation and Development) Act, 2016 (RERA). If builder is not registering the project after taking over the possession of the property, what can members and society do? It's a project having more than 8 flats for sale component.

A. As per section 3 of the Act, the promoters are required to register the project with RERA, before offering any apartments for sale and registration. It may be done only after obtaining necessary sanctions i.e (at least IOD). The society will not be able to register with RERA, as the society is not going to sell a single flat.

It is the promoter/ developer who will be entering into sale agreement, receive consideration from purchasers, etc. So only developer has to register with RERA. If the developer has started to market project without RERA registration, members of the society or any person may complain to RERA who shall take necessary action against such developer including levy of penalty up to 10% of cost of the project as determined by the Authority.

Q. Our project got OC up to 3rd floor in 2004. Later on, 2 more floors were built by buying TDR against FSI in 2012. Everything was made according to norms but some of the occupants went ahead and took fire escape inside. Because of that OC was denied but not in writing. Do we have to register under RERA? What steps should be taken to get OC?

A. Since there is no OC in your project for 4th and 5th floor built by using TDR as on the commencement of the Act, (that is 1st May 2017) that phase need to be registered with the advent of RERA with effect from 1st May 2017. The phase which do not have OC need to register with RERA authorities. The reasons behind denying OC should be rectified by appointing an Architect/ Licensed Surveyor and then after such rectification you should apply for OC through an Architect/ Licensed Surveyor.



CA. Ramesh S Prabhu
Mob.: 9820106766

**E-mail :
rsprabhu13@gmail.com**

If It is not registered before 31st July 2017, if some flat owners complain it RERA, you will be receiving a show cause notice and may levy you the penalty up to 10% of cost of project as determined by the authority.

Q. Builder has given Allotment letter way back in 1999. The building is ready with OC since about 10 years. But, agreement for Sale is not yet executed till day neither Possession given to buyers (About 30 of them) Entire payment was made to Developer as per Allotment letters. Matter went to High Court, Consumer Court, Criminal court & orders were passed by Courts to hand over possession & Agreement for sale. Main reasons for not giving possession & Agreement for Sale is Developers (Partners) fighting among themselves and there is some TDR which can



PENTACLE

ISO 9001:2000 CERTIFIED

ARCHITECTS, EMPANELLED & APPROVED MCGM

STRUCTURAL ENGINEERS,

PROJECT MANAGEMENT CONSULTANTS

SPECIALIZED IN REPAIRS REHABILITATION AND RE-DEVELOPMENT

MORE 30 OF
THAN Years

EXTENSIVE EXPERIENCE
EXCEPTIONAL EXPERTISE
EXCELLENT SOLUTIONS

PENTACLE CONSULTANTS (I) PVT LTD

B - Wing / 406, Pranik Chemburs, Saki Vihar
Road, Sakinaka, Andheri (East),
Mumbai - 400072

Tel No. - 022-66952533 / 44

Mobile : 98192 67262 / 98928 97687

Email: ganesh.more@pentacleconsultants.com

We offer the following Service :

- Detailed survey & audit of building
- Technical specifications & economical methodology
- Preparation of Project Legal Contract Document, Work order, bar chart, cash flow chart, Activity flow chart & Guarantee documents.
- Furnishing required documents for fastest loan approvals
- Getting the work completed without exceeding the estimate
- Advising Society to select right contractor
- Daily site supervision by experienced & qualified staff
- Periodical NDT during execution of work
- Check measurements time to time & certify the bills

Specialised in :

- Co-operative Housing Societies
- Industrial Estates
- Multistoried Buildings Hospitals
- Commercial Buildings
- Redevelopment of Societies

The Firm with following registrations	Year of Registration
Institution of Engineers (India)	1973
License of Structural engineers from BMC	1982
Practicing Engineers architects & town planner association	1992
Indian society of structural engineer (ISSE)	1999
Institution of Valuer	2002
Mumbai Building repair & reconstruction board (MHADA UNIT)	2002
License of site surveyor	1988
License of site supervisor	1997
American society of civil Engineers (ASCE)	2004
Institute for steel development & growth	2001
Indian society for technical Education (ISTE)	2002
Registered member of the council architect New Delhi	1984
Associated member of the Indian Institute of Architects	1984

www.pentacleconsultants.com

be loaded on the said plot and a building can easily come up on the same.

Is RERA applicable to the Developer?

- 1) Since NO Agreement for Sale
- 2) NO Possession
- 3) Only OC in place
- 4) Unsold inventory of about 70% in the building

A. Since Occupation certificate is received prior to 1st May 2017 and according to definition given for completion certificate includes OC or any other name which allows builders to hand over the possession, this case does not fall under RERA.

Q. Which projects need not be registered with the RERA authority or are exempted from registration?

A. As per section 3(2) of the Act, no registration of the real estate project shall be required—
(c) where the area of land proposed to be developed does not exceed five hundred square meters inclusive of all phases or

(d) the number of apartments proposed to be developed does not exceed eight inclusive of all phases:

First proviso to section 3(2) of the Act, provides that, if the appropriate Government considers it necessary, it may, reduce the threshold below five hundred square meters or eight apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act Maharashtra government has not issued any notification to reduce the number of units or lesser area for registration of the real estate projects.

(c) where the promoter has received completion certificate for a real estate project prior to commencement of this Act.


(g) for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project.

(Ramesh S. Prabhu is Chairman, Maharashtra Societies Welfare Association)


HI TECH POLYMER WATERPROOFING

In this happening to you

Tanks
Parapets
Chajjas
Terraces



- ☐ POLYMER WATERPROOFING ON WET OR DRY SURFACES (Roll-on process)
- ☐ SMALL JOBS ALSO UNDERTAKEN
- ☐ WE CAN ALSO SUPPLY OUR CHEMICALS



AHURA CONTRACTORS
Flat No. 9, Patel Chambers, 3rd Floor, French Bridge, Opera House Junction, Mumbai - 400 007
Tel.: 23887771/23887776/7208081666
Email: ahuracontractors@hotmail.com
Website: www.ahuracontractors.com



- Sign up for our free Monthly
- Latest Circulars
- New Law & Bye - Laws
- Govt. Act & Regulation

For Redevelopment, Self Redevelopment & Deemed Conveyance Judgment & for Queries Please logon to

Website : www.vasaihousingfederation.com | vasaihousingfederation@gmail.com



Parul & Associates

Civil Engineers & Civil Contractors



OUR SPECIALITIES

- ❖ Structural Audit along with Non destructive Test with Estimation for Repairs.
- ❖ Advance technics used for structural repairs with 5-7 yeras service guarantee.
- ❖ Micro Concrete / Fiber wrapping for Major Structure Damage.
- ❖ Patch & Full Plaster Repair with 100% monsoon leakage Guarantee up to 7-10 years.
- ❖ Waterproofing of terrace with/ without breaking up to 7-10 years leakage guarantee.
- ❖ Plumbing • Drainage work • Fixing paver Blocks & Chequered tiles.
- ❖ Carpet area measurement/ Plot area measurement & BMC Liaosoning work
- ❖ Supervision by well trained experience staff.
- ❖ Provide Stability Certificate on Completion Project
- ❖ Service guarantee on stamp papers.



Address. (OFF.) Kankuwadi CHS LTD, Shop No- G/8, Dixit Cross Road No-1, Off. P .M. Road, Vile Parle (E), Mumbai- 400 057.

E-Mail – ✉ parulassociatess@gmail.com / prmdmohite@gmail.com / spmmohite@gmail.com

Web - 🌐 www.parulcivilcontractors.com

Call: - ☎ 9930498615 / 7021754551 / 9220968630 / 7208312356

SPECIALIST IN STRUCTURAL REPAIR / WATERPROOFING & PLUMBING WORK

WE ARE ONLY COMPANY TO OFFER

*** Pay 80% of the amount now and remaining 20% after Monsoon***



We are Specialized in:-

- ❖ Waterproofing of Basement
- ❖ Waterproofing of Podium, Expansion Joints, Terrace Garden
- ❖ Waterproofing of WC Bathroom, Flower Beds, Dry Balconies
- ❖ Waterproofing of Swimming Pool, Overhead & Underground Water Tanks
- ❖ Waterproofing Roof Terrace (Flat Roof & Sloped Roof)
- ❖ Waterproofing of Dead Walls Chajja, Parapet Wall
- ❖ Waterproofing of Service Area (Kitchen, Lift, ICU)
- ❖ We also undertake any kind of panting work



9322017107
spgroupofservicesllp@gmail.com

9022407107
www.spgroupofservices.com

Warring Buyers And Builders Resolve Issues Across Table

Mumbai: For the first time ever, a conciliation panel under the state real estate authority MahaRera resolved six disputes on Saturday between flat buyers and builders—before formal complaints could be filed before the authority.

Maharashtra is the first state in the country to establish this forum comprising builders and consumer groups to arbitrate complaints. The warring parties are given a chance to sit across the table and resolve the issue, if possible, instead of fighting it out by hiring lawyers before the housing authority.

Four complaints in Mumbai and two other disputes in Pune were resolved out of the 16 cases heard by eight different benches of the forum in the two cities.

Some of the developers involved included L&T Realty, Acme Housing, Tridhatu Group, Ekta Group and Lavasa. Most cases were complaints about delayed possession, buyers seeking cancellation and asking for a refund.

“Both the parties were heard and made to talk to each other to arrive at a mutual agreement,” said a forum member. In two of the cases, developers agreed to refund the money with interest to the flat purchasers. In another case of delayed possession, the buyer wanted to cancel the booking but the builder said the project was 85% complete and would soon hand over the flat. The buyer agreed.

In another case, the builder agreed to refund Rs 1.5 crore plus interest before September 10, 2018. Moreover, the developer also agreed to pay the purchaser's EMI of the bank loan of Rs 1.1 lakh a month, which would be adjusted and deducted in the final amount. “This builder agreed to pay the EMI of the complainant till his flat is sold and money given back to him within six months,” said a forum member.



The conciliators were developers Niranjan Hiranandani and Rajan Bandelkar, and consumer activists Smita Jamdar and Archana Sabnis of Mumbai Grahak Panchayat (MGP).

Both parties were made to sign an undertaking that they will abide by their decisions. The agreement would then be sent to the Rera authority for confirmation.

“This is a promising beginning,” said state Rera chairman Gautam Chatterjee. “It will pave the way

REX – BMC – AMC

Rs. 1 per sq ft yearly

BUILDING MAINTENANCE CONSULTANTS - Services

Structural Audit of Building
Green Building – Norms / plan
Flat Leakage Survey - Report-
- Renovation Certification
Building Beautification design Fires
safety survey
Maintenance cost reduction &
Assurance Planning

Monthly Inspection & report by
Building KA Doctor

Mail - info@rexbmc.com
Sms – 8108 444544
Call – 26730455 – 56
Visit – www.rexbmc.com
www.rexgroup.in

REX CON COR Consultants Pvt. Ltd.

Architects – Civil / Structural Engineer - Legal Advisor
PROJECT MANAGEMENT CONSULTANTS - Socialist

STRUCTURAL AUDIT - SURVEY / NDT / STABILITY ANALYSIS /
DISTRESS MAPPING MINOR - MAJOR REPAIRS & ReSTORATION

ARCHITECTURAL & STRUCTURAL DESIGN
LAISON WITH VARIOUS GOVT. DEPTs

Re DEVELOPMENT

DEEMed CONVEYANCE – Land Transfer

TECHNO LEGAL – FINANCIAL ADVISORS
ANNUAL MAINTENANCE ENGINEER

GREEN BUILDING DeSIGN

INTERIOR ReNOVATION – DeSIGN

FINANCE For CONTRACT - SELF ReDEVELOPMENT / JOINT VENTURE
DESIGN / PLAN / INSURANCE For PROJECT & CONSTRUCTION

9664464454 - 9821178321 - 26730455 – 56

Mail - info@rexgroup.in , rexgroup@ymail.com,
website - www.rexgroup.in

Office :- Crystal Plaza 706 / 707 - A, Opp. Infiniti Mall, Link
Road, Andheri (w), Mumbai- 400 053. Mah.

Branches - Delhi – Patna – Kolkata

Since 1995 - Consultancy to 1500 + society provided.

The Best. Ahead of the Rest

TRiMx

STAR SHIELD (CEMENTITIOUS) WATER PROOFING COMPOUND

**For
all
kinds
of
Leakage /
Seepage
solutions**

- ◆ Starshield is a two component system, (powder cement base) and resin (acrylic base) which can be mixed on site.
- ◆ Just mix and apply (comes in ready to use Cement & Resin)
- ◆ A permanent, cost-effective, long-life, flexible waterproofing system for foundations, terrace, roofs, pools and facades.
- ◆ It can be walked on without any further substrate being laid on.
- ◆ Shows high resistance to chemical degradation, atmospheric pollution, UV rays, and fire.
- ◆ It is versatile, with superior bond-ability with new and old surfaces of concrete.
- ◆ Imported from U.A.E (Manufactured for harsh climatic conditions)



Contact : ORBIT MARKETING SERVICES

208, Building No.8, Jogani Complex, V.N. Purv Marg, Chunabhatti, Sion (East), Mumbai- 400022.

Tel:022 - 24050201 /24056525 Mobile: 8422990014,

Email:info@orbitsservices.in

for bringing back the lost trust between promoters and home buyers,” he added.

Shirish Deshpande of MGP said he never expected the disputes to be resolved in the first sitting of the forum. “It is a win win situation for both parties and bridges trust deficit.”

Last September, **TOI** was the first to report on this initiative, which comprises a panel representing builders and consumer groups to arbitrate complaints. The conciliation forum will mediate between two parties and help resolve their issues so that they can avoid taking the dispute before the housing regulator. Only in case the dispute is not settled can the party challenge it and lodge a complaint with the state regulator.

WHAT IS A CONCILIATION SCHEME?

It is an alternate disputes redressal (ADR) mechanism to facilitate “fair and honourable settlements between aggrieved home buyers and builders without needing to resort to expensive, time-consuming and exasperating litigation”

- **Even if 20-25% cases are settled at conciliation stage, burden on Rera office will reduce, say housing experts**

Legal remedy

Approach authority if conciliation attempt fails

- From Feb 1, any citizen can file online application on MahaRera website to start conciliation to start conciliation process with forum

THE 6 CASES

- MahaRera forum resolved 4 Mumbai and 2 Pune disputes out of 16 cases heard by 8 different benches
- Most complaints about delayed possession, buyers seeking cancellation and refund

Disputes resolved

- In 2 cases, developers agreed to refund money with interest
- In another case of delayed possession, builder said project was 85% complete and would soon hand over flat

A builder agreed to refund Rs. 1.5 cr plus interest before Sept 10 and agreed to pay buyer EMI of bank loan of Rs. 1.1 lakh a month to be adjusted and deducted in final amount.

Source : Time of India

GOOD NEWS!

AVAILABILITY OF NEW - MODEL BYE-LAWS - ENGLISH

Your association has been given permission to print and sell the model bye-laws and other forms to the housing societies and others. Your association has printed the sufficient number and is made available at very nominal amount. For latest and updated copies of Model Bye-laws in English as approved by the Commissioner for Co-operation and Registrar of Societies, Maharashtra State, you may contact the association office. You will also be given the required guidance for adoption of the same. For more details contact: 022- 4255 1414. For Members Rs.70/- Per Copy



- Sign up for our free Monthly
- Latest Circulars
- New Law & Bye - Laws
- Govt. Act & Regulation

For Redevelopment, Self Redevelopment & Deemed Conveyance Judgment & for Queries Please logon to

Website : www.vasaihousingfederation.com | vasaihousingfederation@gmail.com

Society Billing & Accounting Software (100 % GST Compliance & Auto email Facility)

- Onsite User Training facility.
- Supports Multi Societies / User Defined Charge Master.
- Charges can be defined Square Feet/Lump Sum wise.
- Different Charges Can Be Defined For Commercial & Residential Flats / Shops.
- Bill cum Receipts (Current Bill & Last Receipt)
- Auto Email Facility for Bill cum Receipt & Member Ledger
- User Defined Billing Foot Notes Can be defined on Bill.
- Debit Note (Member), Credit Note (Member).
- Separate Bills can be generated for Major Bldg. Repair
- Bill Register (Detail/Summary), Bill Acknowledgement, Deposit Slip Register, Arrears Register & Voucher Printing.
- Interest Calculation, Bank Reco. / Cheque Printing
- F.D. Register, F.D. Accrued Interest Calculation
- Members & General Ledger. / Receipts & Payments A/c
- Trial Balance, Income & Exp. A/c., Balance Sheet.
- Minute Book/ J Form/ Share /Nomination Register
- Supports Dot Matrix & LaserJet Printer (Fast Printing)
- **Year End, Closing Balance Transfer & Backup**

For demo contact

Jayant 98201 81267 / 98198 95161 / 022- 49714001

Anysoft Infotech

C-324, Shanti Shopping centre, Opp.Railway Station, Mira Road (East),
Mumbai - 401107



**AARYAN
CONSULTANTS**

ARCHITECTS, ENGINEERS & PROJECT CONSULTANTS

- Project management consultancy for redevelopment projects as per **compliance of 79A** such as feasibility report, preparation of tender, plot survey, planning & designing, BMC Liasoning & work supervision.
- Structural audit & detailed survey with non-destructive test. **(as per bye law no 77 & BMC norms)**
- **Quality audit** & quantity estimation.
- Architectural & interior services.
- **BMC Liasoning.**
- **3rd party audit of contractors bill.**
- **Solar power generation & green energy advisors.**

204/F, Sumit Samarth Arcade, Aarey Road, Near Registration office, Goregaon (West), Mumbai - 400 104.

Tel:-022-28720701/ Mob-7506938301/9322270701

E-Mail:-aaryanigam14@gmail.com

ARIF ENGINEERING WORKS

All Type A.M.C. Water Pumps Contract System

-: Specialist In :-

- Rewinding for any Types of Electric Motor Repairs & Maintenance of Water Pump Ring
- Well New Drilling of Borewells Water Tank Cleaning Digital Control Panel Repair & Sales

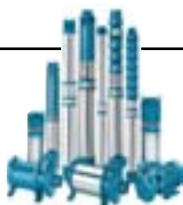
-: Suppliers | Installers | Repairs Services :-

• Submersible Pump

- Installing of Automatic ON / OFF Pump Control Panels
- **Hydro Pneumatic Systems**
- Pumps for fire fitting Systems • Pump for Pressure Boosters
 - Rain Water Harvesting
 - Water Tank Cleaning Services



-: Exchange offer :-
• Give Old Pump & Get
OR Install New
Technology
Submersible Pumps



Shop No. 1, Prem Nagar Road No. 2, Near Salman Hotel,
Goregaon (W), Mumbai - 400104.

E-mail: arifwaterpumps@gmail.com

9004149378 | 9702706772

TUSHAAR DAWDA & ASSOCIATES



**STRUCTURAL AUDITORS | CONSULTING CIVIL ENGINEERS
REPAIRS & REHABILITATION CONSULTANTS**

TUSHAAR Y. DAWDA, CIVIL ENGINEER (B. TECH). I.I.T. BOMBAY

-: Registration & Membership :-

- Licensed Structural Engineer • Chartered Civil Engineer-M.I.E.
 - International Concrete Repair Institute – USA
 - PEATA • American Concrete Institute (India Chapter)
 - Indian Society of Structural Engineers

-: Services :-

- Structural Auditing (Inspection above False ceiling **WITHOUT BREAKING** and External Areas of High Rise Building with **SPECIAL EQUIPMENTS**) • Consultation for Repairs Works
- N.D.T. • Waterproofing • Tendering • Estimation • Monitoring
- **SLAB DENSIFICATION** (worn out concrete pavement made smoother and usable without braking the concrete panels)
- **LEAKAGE DETECTION** (using **GLOBALLY ACCLAIMED** instruments for **AIR** and **WATER** leakage)

-: Clientele :-

- Ambuja Cement • Royal Bombay Yacht Club • Automotive Manufacturers (Maruti & Ashok Leyland Showrooms)
- Bombay Gymkhana etc.

**Office : 102, Giridwar Apartment, Near P.N.B. A.T.M.,
Mathuradas Road, Kandivali (W), Mumbai 400067.**

Tel.: 98672 52867/22286 38906

Email : tushaardawda@gmail.com Web.: www.tushaardawda.com

BUILDER TOLD TO PAY UP ₹1.1 CRORE TO FLAT OWNERS OVER MISSING OC

State Consumer Forum: Execute Conveyance Deed

Source:
Times of India | Dated 30/03/2018

Mumbai: In one of the highest such payouts, a construction company and its partners were recently ordered to pay Rs 1.1 crore compensation to a Navi Mumbai-based housing society for hardships caused to 35 flat owners since 2011 in the absence of an occupation certificate.

The Maharashtra State Consumer Disputes Redressal Commission came to the rescue of the 13-storey tower's flat owners who were forced to pay electrical charges at commercial rates and shell out extra for water connection.

The complainant, Airoli-based Galaxy Heights Cooperative Housing Society Ltd, told the commission that the builder, Royal Developers, had handed over the flats but failed to form the society, obtain an occupation certificate and execute the conveyance deed in its favour.

Listing their hardships, the society told the commission that individual electric meters were not issued in names of individual members; they were therefore required to pay higher power charges as the connection was taken by the builder for commercial purpose. The housing society submitted the complaint to the commission in 2013.

Relying on the documentary evidence provided by the society, the commission said it was very clear that there was deficiency in service on part of the company and its partners; they had not complied with statutory obligations of procuring the occupancy certificate, executing the conveyance deed and contractual obligations such as obtaining electric meters for flat purchasers, regular water connection, power backup and

generator for the two lifts.

The commission directed the construction company and the developers to execute the conveyance deed in favour of the society and obtain the occupation certificate, both within two months.

Included in the total compensation is Rs 17.5 lakh paid by the flat purchasers to the developer towards society formation, around Rs 8 lakh towards expenses incurred for paying private water tanker services, around Rs 5 lakh towards property tax and commercial water connection charges, Rs 2.8 lakh towards electricity charges paid at commercial rates, Rs 6.3 lakh collected by the developers for one-year maintenance, which was unutilized, and Rs 10 lakh for power backup of lifts. The total amount under these heads will also carry 12% interest from 2013.

Additionally, the commission ordered that each of the 35 members be paid Rs 1 lakh as compensation for financial loss, inconvenience and mental agony suffered. The commission also directed the developer to make the fire-fighting system operational on the premises.

MEMBERS PAID MORE FOR POWER, WATER

IMPORTANCE OF CONVEYANCE DEED

- > It is the final document a builder must give while transferring ownership of land in the society's name
- > In the absence of transfer of ownership rights, members miss out on various amenities; society doesn't get bills for property tax and other amenities in its name
- > If the deed is executed, in case of redevpt, members can get new flats at no cost, as construction cost is recovered from sale of additional flats

Members of the society were required to pay excess amount for electricity and water charges for want of an occupancy certificate. It is a statutory duty of the opponent (developers) to obtain occupancy certificate

STATE CONSUMER DISPUTES REDRESSAL COMMISSION

HOUSING SOCIETY SOFTWARE

- ✓ Generate Bills in seconds with interest calculation
- ✓ Send SMS and Emails
- ✓ Member outstanding and ledger reports
Cash/bank book, Journal, Debit notes and credit notes
- ✓ Bank Reconciliation Statement
- ✓ Balance Sheet and Income & Expenditure A/c
- ✓ Other MIS Reports
- ✓ GST features enabled

We also provide following services to societies

- ❖ Billing and Accounting upto finalization
- ❖ TDS, Income Tax & GST returns & registration
- ❖ Statutory records maintenance
- ❖ Insurance of society building

SHIVANI SOFTWARES

6, Fabiana House, Bajaj Road, Vile Parle (W),
Mumbai-400056

M: 9769323290 Email: shivanisoftwares@yahoo.in

ACCFIN SERVICES

MANY SOCIETIES FIND IT DIFFICULT TO FIND AN ACCOUNTANT TO MAINTAIN ACCOUNTS FOR THEIR SOCIETIES. WE PROVIDE THE ABOVE SERVICES AT 50% OF THE COST YOU INCUR ON THE ACCOUNTANT

Accfin Provides the following services :-

- 1] Complete Computerised Accounts Writing Services- maintaining various Books of Accounts, Posting to Ledgers, Bank Reconciliation, Preparation of Income Expenditure A/c & Balance- Sheets at Year or Month Ends and thus keeping Accounts fully updated always.
- 2] Generate & Printing Monthly Billings and Cheque Receipts every month so the Management can distribute them to the members.
- 3] Full GST & I.T.R. Preparation & Compliances work from - Regstn of Societies -TDS work and E- Filing of Returns & Forms accurately.
- 4] Filling & Completing & updating various registers(I & J Forms)
- 5] Statutory Annual Audits by Panel Auditors
- 6] Pending Accounts Writing & Audit for any Previous years

We have Efficient Staff & Messenger Boys & we care our Clients
We can provide Referrals from our Present Clients if required.

Mob Nos.:- 9930789292, 8879447950

E-Mail : devi@accfinservices.com

WE ARE ONLY COMPANY TO OFFER

*** Pay 80% of the amount now and remaining 20% after Monsoon***



We are Specialized in:-

- ❖ Waterproofing of Basement
- ❖ Waterproofing of Podium, Expansion Joints, Terrace Garden
- ❖ Waterproofing of WC Bathroom, Flower Beds, Dry Balconies
- ❖ Waterproofing of Swimming Pool, Overhead & Underground Water Tanks
- ❖ Waterproofing Roof Terrace (Flat Roof & Sloped Roof)
- ❖ Waterproofing of Dead Walls Chajja, Parapet Wall
- ❖ Waterproofing of Service Area (Kitchen, Lift, ICU)
- ❖ We also undertake any kind of painting work



9322017107

spgroupofservicesllp@gmail.com

9022407107

www.spgroupofservices.com

Dy. Registrar, Co-operative Societies, DDR (III), K/East Ward, DDR (II), Mumbai and DDR - Thane have authorized MahaSevak to visit and survey of the Co-operative Housing Societies

All Co-operative Housing Societies,

Sub :Authority to Maha Sevaks to survey Co-operative Housing Societies

Hon'ble Shri Madhukarrao Choudhari, Commissioner, State Co-operation Election Authority has given instruction to guide **50 Mahasevaks** appointed by the **Maharashtra Societies Welfare Association (MahaSeWA) on dt. 6-12-2017 to visit and survey of Co-operative Housing Societies in their respective Ward.**

Since the registration of the Co-operative Housing Societies has been made according to section 9 of the Maharashtra Co-operative Societies Act, 1960, and 4 wards falls under the jurisdiction of this district, all the Housing Co-operative Societies came under the jurisdiction of respective ward.

Whereas it is necessary to conduct business of the Co-operative Housing Societies according to the Maharashtra Co-operative Societies Act, 1960 (henceforth read as Act Section), Maharashtra Co-operative Societies Rules, 1961 (henceforth read as rules), registered bye-laws, and Circulars of the government published from time to time and;

Whereas, since it is necessary to conduct survey campaign for making survey of the working of the housing societies in this ward, the survey campaign of the co-operative societies have been started. For taking review of the working of the co-operative societies in this ward it is necessary to fill up the necessary information of the working of the co-operative housing societies in the prescribed form.

Assistant of the MahaSevak of the Maharashtra Societies Welfare Association has been taken for consolidation this information. They have been authorized for consolidate such information by visiting the Housing Societies.

All Housing Societies are requested to fill up above information in the prescribed form (survey form) within 15 days of the receipt of this letter and give it to the MahaSevak and cooperate. Similarly MahaSevak should have to submit the Survey Report to this office in Excel Sheet with soft copy and hard copy.

Co-operative Housing Societies are requested that if the MahaSevak is not reached to your society for one or another reason, please contact your nearest MahaSevak from the ward wise list given herewith for your ready reference & co-operate. For any further enquiry in this regard, please contact on Phone number 022-42551414 / 32



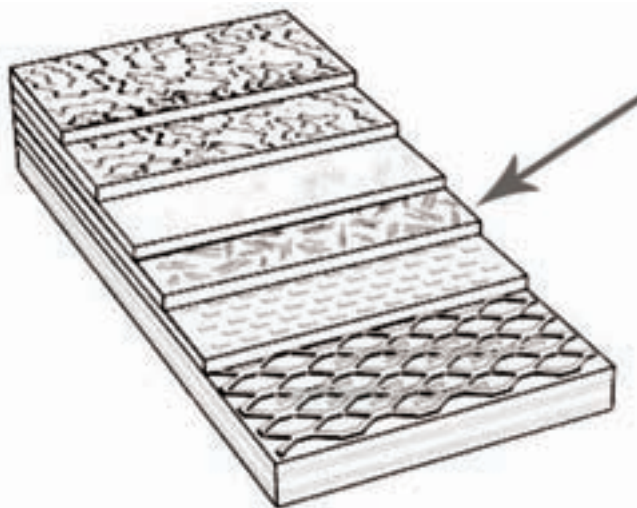
MahaSeWA
MAHARASHTRA SOCIETIES WELFARE ASSOCIATION

**- Opening Branch at
Dahisar (East)**

HELP LINE 022 - 2898 0414 FOR ALL HOUSING SOCIETIES PROBLEMS

SHREE SATYAM CHS, No. 3, Ground Floor, Near Corporation Bank, Dahisar (East), Mumbai - 400 068.

NEVER IN THE HISTORY OF TERRACE WATERPROOFING BUT WE HAVE MADE IT
Get 5 layer of Waterproofing with 5 years warranty & one coating for full terrace as maintenance for 2 years in the warranty period



PROCESS OF WORK METHOD:

- CLEANING THE SURFACE AND OPENING THE CRACKS
- CRACK FILLING WITH MORTAR OR SEALANT
- APPLY ONE COAT OF POLYMER & WATERPROOFING POWDER
- APPLY ONE POLYMERIZED COATING & LAY DOWN FIBRE/MESH NET
- APPLY ONE COAT OF PRIMER
- APPLY TWO COATS OF ELASTOMERIC ACRYLIC COATING



FOR FREE GUIDANCE ! FREE DEMO ! FREE SITE VISIT

9322017107

spgroupofservicesllp@gmail.com

9022407107

www.spgroupofservices.com

BUILDING REPAIR & REDEVELOPMENT WITH SKILL & CARE

**YOUR ONE "WRONG DECISION IN SELECTING A WRONG
CONSULTANT / CONTRACTOR / BUILDER MAY RESULT IN**

Multiple recurring problems and that too after loosing your hard earned capital

THAT'S WHY: Trust us for sound technical advice /guidance and successful completion of
your project.

AND THEN:

**Held us responsible for 3-13 years, both Technically and Financially for any
defects arising in Structural Repair & Water Proofing work done by us.**

OUR SERVICES INCLUDE:

Inspection: By using N.D.T. instruments, detailed report with technical advice & Phase wise Estimate.

Structural Audit: As required under new byelaws with filling of **PROFORMA "B"**

Tender Document: With detail Tech. specifications, Bill of Quantities, **Work Order** with Contract & Service Guarantee Agreement, Day to Day basis **Quality checks & checks on material consumption.**

REDEVELOPMENT: FROM FEASIBILITY REPORT TO OCCUPATION CERTIFICATE

WE ARE

Govt.registered valuers, architectural & TDR Service provider, Member of American Concrete Institute & Indian Society of Structural Engineers. Court commissioner to assist the Court in resolving the disputes among the society members. Consultant for more than 10,000 housing / Ind. Units.



TECH-n-ECO
Project management consultants Pvt. Ltd

TECH-n-ECO PMC PVT LTD.

417, Palm Spring Centre, Link Road, Malad (W), Mumbai: 4000064.

Ph : 40039356 (6 lines), 28888702 Mobiles: **Mithilesh Dalvi -9833312519, 9819624785**

Email: technecopmc@gmail.com / mithileshdalvi@gmail.com Web site: www.techneco.in

AREA WISE MahaSeVAK | MahaSevika

Provide Services to MahaSeWA members

Sr.No	Area	Mahasevak/ Sevika Name	Contact No
1	MahaSeWA Office	Komal Makwana	9082165946/9653654980
2	MahaSeWA Office	Minal Shigvan	9082165946/9653654980
3	Marine Lines / Bandra (W)	Sudhir Suvarna	8291945511/9082165946
4	Dadar (W)	Santosh Ganpat More	8976332520/9653654980
5	Worli	Varsha Dubey	9833325672/9082165946
6	Matunga / Sion	Jitendra Panchal	7506754303
7	Matunga	Murugan Muthiah	8655160577/9930752751
8	Khar (E)	Ramesh Dhamdhare	9323400449/9082165946
9	Santacruz (W)	Babita Mali	9892098629
10	Mumbai	Avinash Sathe	9324089046
11	Andheri (E)	Umashankar Kulal	9323431194
12	Andheri (W)	Harshada More	9819407171
13	Jogeshwari (E)/Goregaon (W)	Sameeruddin Shaikh	9699555806
14	Goregaon (W)	Manju Tiwari	7208192781
15	Goregaon (E)	Ajit Shah	8779819599/9082165946
16	Malad (W)	Joachim Fernandes	9869570555
17	Malad (E)	Kiran Gupta	8425003519/7977915548
18	Kandivali (E)	Gilbert Fernandes	9867687055/7506592034
19	Kandivali (W)	Sanjay Rathod	8291280386
20	Kandivali (W) Charkop	Vijaykumar Patkar	9870878910
21	Kandivali (W)	Rupeshkumar Kosambi	9167198709
22	Borivali (W)	Ajaykumar Shah	7977937219/9987821168
23	IC, Lic colony to marian college Borivali (W)	Narendra Patkar	8767334918
24	Chandravarkar RD to Posiar Depo Link Rd	Cynthia Pujara	9833967434
25	Gorai	Shashikant D Vedpathak	9222725266/8976603430
26	Borivali (E)	Santosh Dabholkar	8879693567
27	Dahisar (E)	Cyril Pinto	9820291514/8828585619
28	Dahisar (W)	Bhavna Pandya	9967840406
29	Dahisar (W)	Meera Solanki	9324340677
30	Dahisar Cheknaka Highway	Jayesh B Varia	9322935221
31	Miraroad	Nirmal Yalvatti	9146989267
32	Miraroad Bhayander (E)	Vivek Dound	9323853565/7498663687
33	Mira road	Irfan jakir	9867183465/9653654980
34	Bhayander (W)	Dharini Agarwal	9967980889
35	Bhayander (W)	Manish Tiwari	7738043359
36	Vasai (E)	Om Prakash Mishra	8898652320
37	Vasai (W)	Raghvendra Kumar Tiwari	7666469046/9920908782
38	Nallasopara (E)/(W)	Amit Arvind Achrekar	9730641898/8082134495
39	Virar (E)	Dilip Gurav	7758035119
40	Virar (E)	Darshna Tawde	8108129005

A
Trusted Name in
Building Repairs & Redevelopment

NEO-TECH CONSULTANTS SINCE 1990

PRESENTLY WORKING WITH BMC / MCGM, MAHADA

- **Structural audit as per MCGM norms.**
- **Consultants to “Building Repairs”**
- **Redevelopment (79 A)**
- **Self Development**
- **Other services like consultation to providing Lift, Stack parking, Deemed conveyance.**

H.O.:- 4, 1st floor, Chandrakant Apt., Opp. Hanuman Mandir, Shreyas Colony, Goregaon (E), Mumbai - 63.,

Tel Nos.:- 9930344006, 99304 40047 / 9930999312, 29272735 / 29272382,

E-mail :- neo_tech@mtnl.net.in

CONSULTANTS FOR REPAIR AND REDEVELOPMENT PROJECTS

35 years of
experience

ISO 9001:2008
Certified Company

Repair Services - Structural repair & Rehabilitation

- | | |
|------------------------------------|--|
| • Structural Audit | • Tendering |
| • Survey & Estimation | (Techno legal documentation) |
| • Non-Destructive Test | • Supervision & bill checking |
| • Structural designing work | • Performance Guarantee |
| • Building Beautification | • Stability Certificate |
| (Designing & Estimation) | on completion |

Redevelopment Services

- **Liasoning with various Govt. Dept.**
- **Conveyance / Deemed Conveyance**
- **Land Survey using Total Station**
(Digital Drawings)
- **Feasibility Report**
- **Tendering & Developer Selection**
- **Supervision & Quality control**

Self Redevelopment Services

- | | | |
|--------------------------|----------------------------------|--------------------------------|
| • Project Report | • Architectural Designing | • Legal Assistance |
| • Govt. Approvals | • Quality Constructions | • IOD, CC. OC, BCC etc. |



We are member of

PEATA, ISSE, ACI, IIE (India).
BMC Approved Surveyor, Civil & Structural Engineer
Chartered Engineer, Govt. Approved valuer

47A, 1st Floor, R.N.A. Shopping Center, Lokhandwala Main Market Road,
Near High Point restaurant, Andheri (West), Mumbai - 400 053.

• **Tel - 022-40036252 / 9820130492**

E-mail - totalsolutionconsultant9@gmail.com

TOTAL Solution®

PROJECT MANAGEMENT CONSULTANTS
ARCHITECTS • STRUCTURAL ENGINEERS
• REPAIRS & RESTORATION • REDEVELOPMENT

41	Ghatkopar (E)	Krishna N Renukuntla	7900002741
42	Technical Hight school to Ghatkopar Depo /Ghatkopar (W) / vikroli	Vinaya Padloskar	9969657042
43	Chembur	Badelal Vishwakarma	9224184896
44	Mulund (W)	Santosh Shivram Mane	9699606687/8779567941
45	Mulund (W)	Rajesh Dalvi	7738605817
46	Kalwa	Laximikant Yadav	9867167169/7738677384
47	Dombivali (W)	Akshay Kadam	9702468517
48	Dombivali (E)	Sunil Jadhav	9221001350
49	Kanjurmarg / Bhandup	Vinayak Padloskar	7201680462
50	Mankud/Govandi	Vinod Yamuna Prasad Prajapati	9702669276
51	Pune	Salunke K Bapurao	8485053504/7020117819
52	Andheri Sakinaka	Siddhi Sunil Jadhav	9167566472/9653654980
53	Borivali (W)	Hitendre Limbachiya	9819955236
54	Vile Parle (E)	Suresh Sortiya	9869581173/9324089046
55	Thane	Nilesh Shinde	9820638540
56	Nallasopara (W)	Umesh Padia	9765120805
57	Goregaon (E)	Arun Tumma	9768107758/7977980961
58	Kalwa / Mumbra	Mohammed Abdul Hakeen	9987797149/9892354898
59	Thane / Airoli	Upendra Raghunath Mahamunkar	8976555598
60	MahaSeWA Office	Sushma Kurhade	9082165946/9653654980
61	MahaSeWA Office	Rupali Murkar	9082165946/9653654980
62	Bhayander (E)	Malti Michael	9930732055

Maharashtra Societies Welfare Association **MahaSeWA**

Presents **SEWA – CARE** of your Building premises

CARE of your Building

Step - 1 : Checking present status of your building through certified Structural engineers.

Step - 2 : Suggesting right solution for building restoration.

Step - 3 : Getting restoration done through our reliable repair agency.

**Services offered – Structural Audit / Waterproofing / Building Repairs /
Plumbing / Grouting /painting and Interiors**

Call **MAHASEWA – CARE** OF UR BUILDING

98698 07074 / 022 2431 4404 / 022 42551414

BUILDING REPAIR / REDEVELOPMENT CONSULTANTS

(BMC PANEL STRUCTURAL ENGINEER REGD. No. STR/S/217)

DON'T GET YOUR BUILDING REPAIR TILL YOU CALL US
SERVICES OFFERED IN MOST REASONABLE TERMS

REPAIRS

- **Details Structural Survey / Audit of the building**
- Suggesting cost estimation preferring economical & Effective remedial ways
- Conducting Advance Technologies of **NON - DESTRUCTIVE TESTS (Ultra Pulse & Rebound Hammer Test)**
- Tender Document formulation, selecting best & competitive bidder on behalf of society.
- Day to day site supervision, guidance to contractor while execution on repair work.
- Stability certificate on completion

REDEVELOPMENT

- Feasibility survey of the society building. Preparation of Tender document for Developer/ Builder
- Supervision / quality control during execution work. Legal consultancy towards Redevelopment work
- **Redevelopment Panel consists of Structural Engineer, Architects, Legal Consultants.**



SUPREME ENGICONS (INDIA) PVT. LTD.

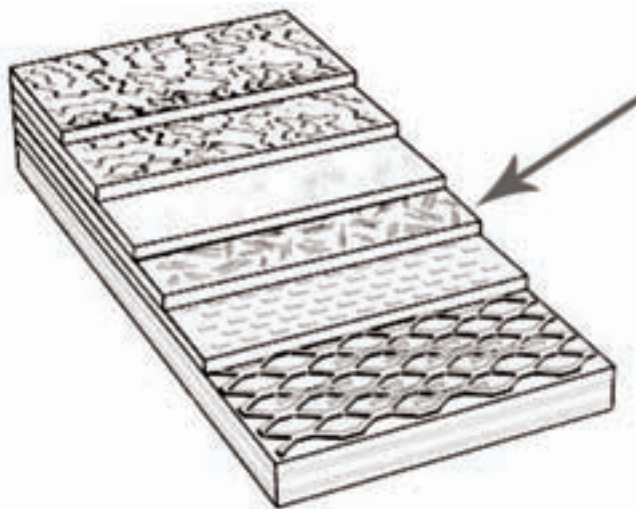
(AN ISO 9001 - 2008 CERTIFIED COMPANY)

STRUCTURAL ENGINEERS, ARCHITECTS, PROJECT MANAGEMENT CONSULTANTS

Office: 201-A, Sunteck Grandeur, Opp Andheri Subway, S. V. road, Andheri (W) Mumbai 400058. Mob.: 9820146623, Tel: 26774100, 26774200,
E mail: info@supremeengicons.com / Web Site: www.supremeengicons.com

NEVER IN THE HISTORY OF TERRACE WATERPROOFING BUT WE HAVE MADE IT

Get 5 layer of Waterproofing with 5 years warranty & one coating for full terrace as maintenance for 2 years in the warranty period



PROCESS OF WORK METHOD:

- CLEANING THE SURFACE AND OPENING THE CRACKS
- CRACK FILLING WITH MORTAR OR SEALANT
- APPLY ONE COAT OF POLYMER & WATERPROOFING POWDER
- APPLY ONE POLYMERIZED COATING & LAY DOWN FIBRE/MESH NET
- APPLY ONE COAT OF PRIMER
- APPLY TWO COATS OF ELASTOMERIC ACRYLIC COATING



FOR FREE GUIDANCE ! FREE DEMO ! FREE SITE VISIT

9322017107

spgroupofservicesllp@gmail.com

9022407107

www.spgroupofservices.com

ON- LINE REGISTRATION OF LEAVE - LICENCE AGREEMENT A PROCEDURE SET BY ANULOM TECHNOLOGIES PVT LTD

As we all are experiencing, this is a computer and mobile phone age, and it is, therefore, natural that every field of our life is dominated by the processes and activities based on these gadgets. The legal documents registration process is no exception to this phenomenon. The Maharashtra Government, some four years back, had come forward with a concrete plan to E-register leave & license agreements. This plan was expected to be carried out by private agencies. Anulom Technologies has seized this opportunity and started an E registration process. It is really a citizen/customer friendly activity as it saves time, money, and physical and mental strain.

The whole process of E- registration and its requirements have been prepared and displayed on its site by the state government. The primary requirement of this process is Aadhaar card and PAN card of owner and Aadhaar card of tenant and two witnesses. You even need not worry about the lawyer's fees for making a draft of the agreement. The draft agreement is readily available on government website. It is mandatory to follow / use that draft only.

Over a period the draft has been modified by government after citizens feedback. It is now allowed to add new additional sub clauses / points in the miscellaneous clause. This is a great relief for citizens. Some examples of Miscellaneous clause are "Pets are not allowed in the flat" or "hazardous and inflammable goods should not be stored in the flat."

If you propose to E-register your Leave-License Agreement through Anulom lets have a look at the procedure to be followed: First step is to visit the website of Anulom [www.anulom.com]. If you are a first-time user of Anulom then click on 'sign up' and Log in on Anulom. Then click on 'creating new registration' to start the process. At the start of the process you will see a Form in which you have to fill up some basic information related to the Leave & License agreement, such as name, address and

some other details pertaining to both parties such as license fee, deposit amount etc. Once you fill in these details the total amount payable shall be displayed. This includes registration fee, stamp duty and Anulom charges. The payment can be made by debit/credit cards or through net banking or UPI. After the payment is received Anulom will start its work. You can even start the process by making partial payment.

In case if the customer is not comfortable to visit the Anulom website and fill in the data online, we can also prepare the draft agreement if customer can send all data to us on Whatsapp or on phone. Please call Anulom's customer care number: 7774084294 / 9595380945 to start your agreement.

Based on the information given by you, Anulom prepares the first draft agreement which is sent for your approval. Once the agreement draft is finalized, Anulom's representatives shall come to your doorstep as per your convenience with laptop and biometric device. They will take an electronic photo and biometric thumb for both the parties. The photos and thumbs will be verified through the Aadhaar UIDAI system. The verified agreement will be sent for registration to the government office. Soft copies of the final registered document are sent to you on your e-mail within two-three days.

Anulom takes care and sees to it that you feel comfortable and hassle-free at every stage of the e-registration process.

Adv. Avinash Chaphekar
Mob : 9850935911

**For Redevelopment,
Self Redevelopment &
Deemed Conveyance Judgment &
for Queries Please logon to**

www.mswa.co.in

**TO MAKE IT TO SUCH
BUILDING REPAIRS & WATERPROOFING,
JUST DO THE MUMBAI'S MOST RELIABLE ONE**

OUR SERVICE AT MOST AFFORDABLE PRICE

Free Inspection, Free Estimate & Technical
Advice, 100% Relief From Leakages.
Our Service With A Team Of Qualified And
Experienced Artisans & Engineers

SPECIALIST IN :

- ▣ Polymer Coating Stop Heavy Water Leakages Seepages Without Breaking,
Building Side Walls & Terrace
- ▣ Painting ▣ Water Proofing ▣ Plastering
- ▣ Building Structural Repairs With Polymer Concrete ▣ Plumbing
- ▣ Flooring ▣ AC / GI Sheeting ▣ Roofing Mangalore Tiles
- ▣ Guniting ▣ Torch Shield Membranes Waterproofing ▣ General Civil Jobs

*Service Guarantee Agreement Period of 5-10 Years
Since 1970 Experience is New Way*

**A QUALITY PROMISE FROM :
LIKPROOF ENTERPRISES**



FLAT NO. 9-F-1/705, OM SAI CHS LTD., SANGARSH NAGAR,
CHANDIVALI, ANDHERI (E), MUMBAI - 400072.

MOB.: 9082830337 / 9892806228



घर खरेदी, जीएसटी आणि परतावा



जीएसटीचा स्थावर संपदा क्षेत्रावर कसा परिणाम होतो, हे समजून घेणेही महत्वाचे ठरेल. भारताच्या सकल राष्ट्रीय उत्पन्नाच्या ५ टक्के क्षेत्र स्थावर संपदेने व्यापलेले आहे. जीएसटीने बहुविध अप्रत्यक्ष कर समाविष्ट केले असल्यामुळे, कर अनुपालन सोपे झाले आहे आणि दुहेरी कर आकारणीची व्याप्ती कमीतकमी झाली आहे. त्यामुळे घर खरेदीदारांना जरी प्रमाण जीएसटी दर जरी किंचित जास्त द्यावा लागत असला, तरी दुहेरी कर आकारणीपासून त्यांची सुटका झाली आहे. घर खरेदीदारांना तयार घराच्या खरेदीसाठी कोणताही अप्रत्यक्ष कर देण्याचे दायित्व नसल्यामुळे, पुर्नविक्री मालमत्तांच्या खरेदीदारांवर जीएसटीचा परिणाम फारच कमी होणार आहे. बऱ्याच प्रकरणी घर खरेदीदार विविध करांचा तपशीलवार अभ्यास करून जात नाहीत, जे त्यांना अतिरिक्त द्यायचे असतात. मालमत्तेचे फक्त मूल्य बघून ते आपला गुंतवणुकीचा आराखडा बनवतात आणि मग त्यांची फसगत होते.

केंद्र शासनाने १ जुलै २०१७ पासून जीएसटी लागू केला आहे. जीएसटी म्हणजे वस्तू आणि सेवा कर. हा एक अप्रत्यक्ष म्हणजे पदकपतमबज जंग आहे. सर्व वस्तू आणि सेवांवर एकसमान कर. यामुळे याच्या अगोदर आकारण्यात येत असलेले विविध कर संपुष्टात आले आणि एकच कर प्रणाली लागू झाली. ज्यामुळे विविध कर जसे ऑक्ट्रय, व्हॅट, एक्ससाइज ड्युटी, सेवा कर, करमणूक कर इत्यादी जाऊन फक्त जी.एस.टी. लागू झाला.

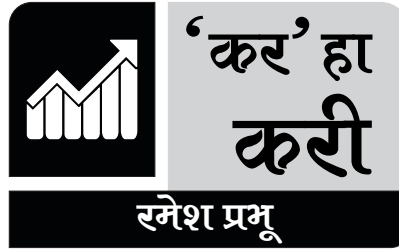
सध्या घर खरेदीदारांना आकर्षित करण्यासाठी खूप जाहिराती येतात. ज्यात जी.एस.टी. माफ, जीएसटी ४ टक्के, किंवा १२ टक्के असे उल्लेख असतात. यामुळे लोकांमध्ये संभ्रम निर्माण होतो. पूर्वी सेवा कर ४.५ % व मूल्यवर्धित कर (व्हॅट) १ % असे एकंदरच ५.५ % अप्रत्यक्ष कर घेण्यात येत होते आणि जीएसटी १२ % लावल्यामुळे घरांच्या किंमती वाढलेल्या आहेत. हा ग्राहकांवर घोर अन्याय आहे, अशी भीती दाखवली जायची. या लेखाद्वारे मी वाचकांना स्पष्ट करू इच्छितो की, जीएसटी आल्यामुळे घरांच्या कुठल्याही प्रकारे किंमती वाढण्याचे कारण नाही किंवा किंमती वाढू शकत नाहीत. पूर्वी वेगवेगळ्या खरेदीवर भरले जाणारे उत्पादन शुल्क, जकात इत्यादींवर परतावा मिळत नव्हता आणि शिवाय मूल्यवर्धित कर आणि सेवा कर अतिरिक्त वेगवेगळ्या वस्तूंवर किंवा सेवांवर कर भरला जातो त्यावर

परतावा मिळतो, त्याला इनपुट क्रेडिट म्हणतात.

इनपुट क्रेडिट म्हणजे उत्पादनावर कर देताना तुम्ही त्या उत्पादनाच्या निर्मितीसाठी अगोदरच दिलेला कर वजा करून दिलेला कर. समजा तुम्ही उत्पादक आहात, अंतिम उत्पादित वस्तूवर देय कर आहे रुपये ४५०/-, खरेदीवर कर रुपये ३००/- दिला आहे, अशा वेळी तुम्ही रुपये ३००/- साठी दावा करू शकता आणि तुम्हाला फक्त रुपये १५०/- कर म्हणून जमा करण्याची आवश्यकता आहे. घर खरेदी करताना याचे अधिक स्पष्टीकरण आपण पाहू.

उदा. १ चौ. फूट बांधकामाचा विकासकाचा दर रु. ४०००/- आहे. त्यावर जीएसटी १२% तो ग्राहकाकडून आकारून रु. ४४८०/- घेत होता. या रु. ४०००/- च्या दरामध्ये रु. १०००/- चा कच्चा मालाचा जसे स्टील, सिमेंट इत्यादींचा समावेश आहे ज्यावर विकासक २८% जीएसटी भरतो, तसेच विविध ठेकेदार, वास्तुशास्त्रज्ञ, अभियंते यांच्या सेवेसाठी १८ % जीएसटी भरतो. म्हणजेच जीएसटीसह १ चौ.फूट बांधकामाचा एकूण खर्च रु. ३३७० इतका आहे. यात विकासकाचा फायदा रु. ६३०/- इतका आहे. ह्या वरील खर्चात विकासकाने अगोदरच रु. २८०+९० = रु. ३७० जीएसटी भरला आहे आणि त्याचा परतावाही घेतला आहे. तरीही तो खर्च बांधकाम किंमतीमध्ये धरत आहे.

जीएसटी कायद्याप्रमाणे हे इनपुट क्रेडिट रु. ३७० त्याने ग्राहकाला द्यायला हवे. म्हणजेच, ग्राहकावर जो रु. ४८०/- जी.एस.टी. येत होता, त्यावर इनपुट क्रेडिट रु. ३७०/- वजा करून विकासकाने रु. ११०/- ग्राहकावर जीएसटी म्हणून आकारायला हवेत, परंतु वास्तवात विकासक हे इनपुट क्रेडिट किंवा त्याचे हिशेब ग्राहकाला देत नव्हते आणि स्वतःचाच फायदा करून घेत होते. यापासून ग्राहकांचे संरक्षण करण्यासाठी केंद्र शासनाने केंद्रीय वस्तू आणि सेवा कर अधिनियम, २०१७ च्या कलम १७१ अन्वये अटी



प्रॉफिटीयरिंग प्राधिकरणाची स्थापना केली आहे तसेच विकासक इनपुट क्रेडिट चा फायदा ग्राहकाला देत नसेल, तर महारेरा प्राधिकरणाकडे विकासकाच्या विरुद्ध दाद मागता येते. महारेराने नुकतेच या बाबतीत दोन-तीन निर्णय देऊन ग्राहकाला न्याय दिला आहे. जर तुम्ही जीएसटी नोंदणीकृत उत्पादक, पुरवठादार, एजेंट, ई-कॉमर्स ऑपरेटर इ. असाल तर तुम्ही तुमच्या खरेदीवर दिलेल्या करासाठी इनपुट क्रेडिटचा दावा करण्यासाठी पात्र आहात.

घरांची मागणी वाढण्यासाठी केंद्र शासनाने प्रधानमंत्री आवास योजनेतर्गत घर खरेदीदारांसाठी वस्तू आणि सेवा कराचा दर ८ टक्के इतका कमी केला आहे. अन्यथा घर खरेदीदारांना १२ टक्के जीएसटी द्यावा लागत होता. ही सवलत आर्थिकदृष्ट्या मागासवर्ग, कमी उत्पन्न गट आणि मध्यम उत्पन्न गट यांना, तसेच ६० चौ.मीटर्स चटई क्षेत्रासाठीही लागू केली आहे. जीएसटीअन्वये मिळालेला लाभ बिल्डरने सदनिकेची किंमत कमी करून/हत्ते कमी करून ग्राहकाला देणे अपेक्षित आहे, तसेच जे त्यांची मालमत्ता भाड्याने राहण्याच्या वापरासाठी देतात आणि भाड्याचे उत्पन्न मिळवतात त्यांनाही जीएसटीअन्वये कर लागत नाही.

मात्र, ज्यांनी त्यांच्या जागा वाणिज्यिक किंवा औद्योगिक प्रयोजनासाठी भाड्याने दिल्या आहेत, त्यांना ते जर त्यापासून वार्षिक रुपये २० लाखांपेक्षा जास्त भाडे मिळवीत असतील, तर त्यांना १८ टक्के दराने कर द्यावा लागेल. जीएसटीचे दर साधारणतः ५ ते २८ टक्क्यांपर्यंत आहेत. प्रमाणित दर हे १२ टक्के ते १८ टक्क्यांदरम्यान आहेत, तर चैनीच्या वस्तूंवरील कर हे २८ टक्के दराने लावले जातात.

यापूर्वी विकासकाला जकात कर, केंद्रीय विक्री कर, सीमाशुल्क, प्रवेश कर असे अनेक कर प्रापणाच्या बाजूने द्यावे लागत होते आणि सरतेशेवटी हे कर तो सदनिकेच्या अंतिम किमतीवर लावत होता, म्हणजेच सदनिका खरेदीदारावर तो बोजा टाकत होता, परंतु हे अनेक कर गुंडाळून फक्त एकच जीएसटी ठेवल्यामुळे बांधकामाचा खर्च कमी झाला.

यापुढील भागात आपण बांधकामाखालील इमारतीमध्ये सदनिका खरेदी करताना किती जीएसटी भरावा लागेल आणि तयार इमारतीतील सदनिका खरेदी करताना जीएसटी लागेल किंवा नाही, याबाबत जाणून घेणार आहोत.

E-mail : rsprabhu13@gmail.com

Have you visited VYDIK.com yet?



॥ PERFORM PUJA @FINGERTIPS ॥

www.VYDIK.com



One-Stop Solution for all your Ritual needs

Contact us for

House-Warming, Marriage, Thread Ceremony OR Any Puja/Homa at Home?

Our End-to-End Services Cover

- Auspicious Muhurtam
- Purohit Speaking your Language & knowing your Customs
- All Samagris required for Puja
- Function Hall Booking /Tent House/Lighting Requirements

- Best Catering Services
- Flower Decorations
- Photography/Videography
- Return Gifts & many more...

We also offer "Antim Yatra" (Last Rites) related services as a complete End-to-End Package



Customer Care

Mumbai : 91 9930752751 | 91 2228980414

Bengaluru : 91 9945269666 | 91 8067095165

info@vydik.com | www.VYDIK.com



“SAHAKAR BHARATI SAHAKAR PRASHIKSHAN SAHAKARI SANSTHA MARYADIT, KARAD”

(Government of Maharashtra Notified vide Gr. Dt. 2nd March 2015)

COMPULSORY EDUCATION & TRAINING CLASSES

**Under Section 24 A of MCS Act 1960
FOR CO-OPERATIVE HOUSING SOCIETIES**

- (1) 97th Constitutional amendments, MCS (Amendment) Act, 2013, MCS (Amendment) Rules, 2014 and changes in the Model Bye-laws.
- (2) Redressal of complaints of the members of CHS and the Society.
- (3) Management of Cooperative Housing Societies, Election, Accounts & Audit.
- (4) Title Transfer of Flat, Conveyance, Stamp duty, Registration, Nomination etc.
- (5) Leakage, levy of charges, Structural audit, Repairs, Redevelopment.

Fees Rs.5900/= for one session for all members of society

✱ Certificate is given to the paid participants

PROJECT MANAGEMENT CONSULTANTS

- | | |
|---|--|
| <ul style="list-style-type: none"> • Deemed Conveyance • Verifying property document. • Feasibility report. • Preparing and floating tender. • Guiding society's solicitor in preparing legal documents. • Guiding society in selecting good builder. | <ul style="list-style-type: none"> • Guiding society for amenities, add area, corpous fund etc. • Verifying various permission like IOD, CC etc. before vacating the plot. • Strict supervision to monitor quality of construction. • Scrutinsing all property paper before handover to society. |
|---|--|



PRABHU ASSOCIATES CONSULTANTS PVT. LTD.

A-2/302, Laram Centre, Opp. Railway Station, Near Bus Depot, Andheri (West),

Mumbai 400 058. Tel.: 42551414, Email Id:- pacpl.doc@gmail.com

As per bye-law No.6 it is compulsory to become the member of housing federation.



Follow us on Twitter :
@vasaihsgfed



• Sign up for our free Monthly
E-mail Newsletter at
www.vasaihousingfederation.com

**APPLICATION FORM FOR SUBSCRIPTION FOR
VASAI TALUKA HOUSING SOCIETIES REVIEW MAGAZINE.**

**VASAI TALUKA CO-OPERATIVE HOUSING FEDERATION LTD.,
VASAI - 401202**

Regd. No. TNA/VSI/GNL/(O)/1453/2011 dated 25th August 2011.

=====

Date- / / 2015

To,
The Hon.Secretary,
Vasai Taluka Co-op. Housing Federation Ltd.
Swagat Bhavan, Near Indian Oil, Opp. MSEB Colony,
Station Road, Vasai Road (E) 401 202.

Sir,

I/We hereby apply for the subscription for the VASAI TALUKA HOUSING SOCIETIES REVIEW MAGAZINE which is published by your Federation.

I/We furnish my/our particulars as below :-

1. Name of the subscriber : -----
2. Address in full details of the subscriber : -----

Pin code -----
3. Land mark to reach up to society/house : -----

4. E-mail ID : -----
5. Contact no.: - Mob. No ----- Resident----- Office-----

I/We do apply for the above said magazine for one year at Rs. 199/-for 12 monthly issue. The cheque of Rs. 199/- vide cheque no.-----dated-----drawn on -----towards magazine subscription starting from-----,2015 to-----,2015 is enclosed herewith in the name of Vasai Taluka Co-op.housing Federation Ltd. Kindly deliver the magazine at the above address.

Yours faithfully,

Name of the subscriber

=====

ACKNOWLEDGEMENT

Received the subscription for VTHF Magazine for one year, starting from -----, 2015 to -----, 2015. Reference no. -----

Secretary /Authoritory
Vasai Taluka Co-op.Housing Federation Ltd.

FORM OF APPLICATION FOR MEMBERSHIP/And Allotment of the
VASAI TALUKA CO-OPERATIVE HOUSING FEDERATION LTD.,
VASAI - 401202

Regd. No. TNA/VSI/GNL/(O)/1453/2011 dated 25th August 2011.

Date: _____

The Hon. Secretary,
Vasai Taluka Co-op Housing Federation Ltd.
Vasai. Dist : Thane 401 202.

Sir,

We hereby apply for the membership of the **THE VASAI TALUKA COOP. HOUSING FEDERATION LTD.**, and for allotment of Ten shares of Rs. 100/- each. We furnish below following particulars in respects of our society.

1. Name of the society (in Block Letters) : _____

2. Registered Address : _____

3. Registration No. and Date if Registration : _____
4. Location of Land of building of the Society : _____
5. Total No. of member in a society : _____

The Bye-Laws of the Federation have been read by us and agreed to be binding on our society.

A copy of the resolution of the managing Committee of the society in this connection and a cheque of Rs.1600/- being the value of ten shares of Rs.100/- and Entrance Fee Rs.100/- and annual subscription of Rs 500/- is enclosed herewith.

Yours faithfully

Chairman / Secretary / Treasurer
Co-op. Housing Society Ltd.

Copy of the Resolution of the Meeting of the Managing Committee of the _____
Co-op. Housing Society Ltd. _____ held on _____. _____
_____ Resolved that the _____ Co-op Housing
Society Ltd _____

Do apply to **THE VASAI TALUKA CO-OP. HOUSING FEDERATION LTD., VASAI** and for allotment of TEN shares of the Federation of the Value of Rs. 100/- each, in the name of the society.

Further resolved that the Chairman / Secretary of the society be and is hereby authorized to sign the application for membership of the Federation on behalf of the society and to pay the amount of Rs. 1600/- towards ten shares of Rs. 100/- each. Entrance Fee of Rs. 100/- and Annul Subscription Expenses of Rs. 500/-..

Proposed By : Shri _____

Seconded By : Shri _____

Carried Unanimously.
TRUE COPY

Chairman / Secretary Society

DATA SHEET

Name of the Society : _____

Address of the Society : _____

Land Mark to reach Society : _____

Registration No. : _____

No. of Flat : _____ No. of Shops : _____

Name of the Committee Members :

Designation	Name	Mobile	E-mail-ID
Chairman			
Secretary			
Treasurer			
Other			

AVAILABILITY OF BOOKS -0250- 6457596

BOOK NO.	TITLE OF THE BOOKS	COST PRICE	DIS. PRICE	MARK (✓)
BS - 02	Deemed Conveyance - English	₹ 625	₹ 550	
BS - 02	Deemed Conveyance - Marathi	₹ 725	₹ 600	
BS - 03	Recovery of Dues	₹ 200	₹ 150	
BS - 04	Practical guide on Stamp Duty	₹ 150	₹ 120	
BS - 05	Registration of Documents	₹ 120	₹ 100	
BS - 06	Registration of Housing Society	₹ 120	₹ 100	
BS - 07	Statutory Obligation of Society	₹ 80	₹ 60	
BS - 08	Transfer of Flat	₹ 150	₹ 120	
BS - 09	Parking Rules & Regulations	₹ 150	₹ 120	
BS - 10	Nomination & Will	₹ 150	₹ 120	
BS - 11	Burning Issues	₹ 70	₹ 50	
BS - 12	Leave & License	₹ 120	₹ 100	
BS - 13	Redevelopment - Preparation	₹ 200	₹ 150	
BS - 14	Redevelopment - Tender Process	₹ 150	₹ 120	
BS - 15	Redevelopment - Documentation	₹ 200	₹ 150	
BS - 18	Associate Member - Rights, Duties	₹ 80	₹ 60	
BS - 19	Circular of Housing Societies	₹ 150	₹ 120	
BS - 21	Rights and Duties of Members	₹ 120	₹ 100	
BS - 22	Managers Manual	₹ 250	₹ 200	
BS - 23	Election Rules	₹ 250	₹ 200	
BS - 24	Minutes Writing	₹ 150	₹ 120	
BS - 26	Secretarial Manual	₹ 100	₹ 80	
BS - 29	Sinking Funds	₹ 70	₹ 50	
FAQ - 02	Deemed Conveyance - FAQ	₹ 200	₹ 150	
FAQ - 13	Redevelopment - FAQ	₹ 120	₹ 100	
BS - 15A	Permanent Alternate Acco. Agreement	₹ 100	₹ 80	
	Bye - Laws English	₹ 70	₹ 60	
	Bye - Laws Marathi	₹ 70	₹ 60	
	Housing Manual - Marathi / English	₹ 100	₹ 100	
	HSG. Societies FAQ - Marathi / English	₹ 200	₹ 200	

E - MAGAZINE

**NO
ADVERTISEMENT**

**ONLY
INFORMATION**

ANNUAL CHARGES: R s . 1 0 0 0 + APPLICABLE TAXES

INCLUSIONS : 12 MONTHLY ISSUES, STARTING FROM THE MONTH OF SUBSCRIPTION.

BRIDGE REALTY'S E-MAGAZINE

AIMS TO PROVIDE RELEVANT INFORMATION ABOUT
REAL ESTATE IN THE COUNTRY,
WITH RESPECT TO DEALING, MANAGEMENT, TAXATION, MAINTENANCE,
LAWS AND REGULATIONS AND THEIR LATEST DEVELOPMENT AT ONE
PLACE THROUGH THE MEDIUM OF TECHNOLOGY.

FORMED WITH THE ONLY OBJECTIVE OF

“BRIDGING THE GAP- AND MAKING REALTY A BETTER SECTOR”



BRIDGE REALTY
MAKING REALTY - A BETTER SPACE

(ANSP Consultancy Services Pvt. Ltd)

A-2, 302, Laram Centre, S. V. Road, Opp. Railway Station,
Andheri (W), Mumbai - 400 058. Mob.: +91 99306 79124

SPEAKER :

CA
RAMESH
PRABHU
(CHAIRMAN, MAHARASHTRA
SOCIETIES WELFARE ASSOCIATION)

SUNDAY
22ND
APRIL
2 0 1 8



BRIDGE REALTY
MAKING REALTY - A BETTER SPACE

LOCATION

ANDHERI
(W E S T)

GST & TAXATION IN REAL ESTATE

FEES

₹ 3000/-

TIME

9.30AM
TO
5.00PM

VENUE

HOTEL PARK VIEW
37, Lallubhai Park Road,
Andheri (West),
Mumbai - 400058.

TOPIC:

- 01** GST on Under construction
- 02** GST on Redevelopment
- 03** Planning for Capital Gains.

CONTACT:

+91 99306 79124

LIMITED SEATS

INCLUSIONS: WELCOME KIT, READING NOTES, LUNCH, TEA, TAXES

DR. FIXIT INSTITUTE

OF STRUCTURAL PROTECTION & REHABILITATION

ADVANCED DIAGNOSTIC LABORATORY & CONSULTANCY SERVICES

**NABL Accredited Laboratories for Non-Destructive Testing, Chemical Testing,
Petrography in accordance with ISO/IEC 17025:2005**

Structural Audit under Section 353 (B) of the BMC
Act as per PROFORMA 'B' with following tests:

- ✓ Ultrasonic pulse velocity test
- ✓ Rebound hammer test
- ✓ Half-cell potential test
- ✓ Carbonation depth test
- ✓ Core test
- ✓ Chemical analysis
- ✓ Cement aggregate ratio

Other Special Services offered:

- **Leakage investigation services**
- **Advanced Non-destructive tests**
 - ✓ Cut and pull out (CAPO) test
 - ✓ Rate of corrosion measurement

Contact:-

Er. E. Gopalkrishnan, Head- Lab & Consultancy Services,
Tel: 022-28357822; Mob: +919769222667,
Email: e.gopalkrishnan@pidilite.com
Visit us at: www.drfixitinstitute.com

Address:

**Dr. Fixit Institute of Structural Protection &
Rehabilitation**, C/o Pidilite Industries Limited,
Ramkrishna Mandir Road, Andheri (E),
Mumbai- 400 059, Maharashtra

www.mswa.co.in

022-42551414

info@mswa.co.in



Select Page



MSWA
MAHARASHTRA
SOCIETIES WELFARE
ASSOCIATION

Know More

Vasai Taluka Housing Societies Review



Since 1980

CHOWHAN And SONS
Waterproofing LLP

Services:

Terrace,
Toilets,
Bathrooms,
O.H & U.G Water Tanks,
External Crack Filling,
Basement,
Chhajja etc.

Waterproofing By:

Conventional Method,
Liquid Membrane,
Chemical Application.

**Waterproofing
Specialist**

+919029469931



Waterproofing, Repair, Restoration,
Painting, Plumbing, Interiors



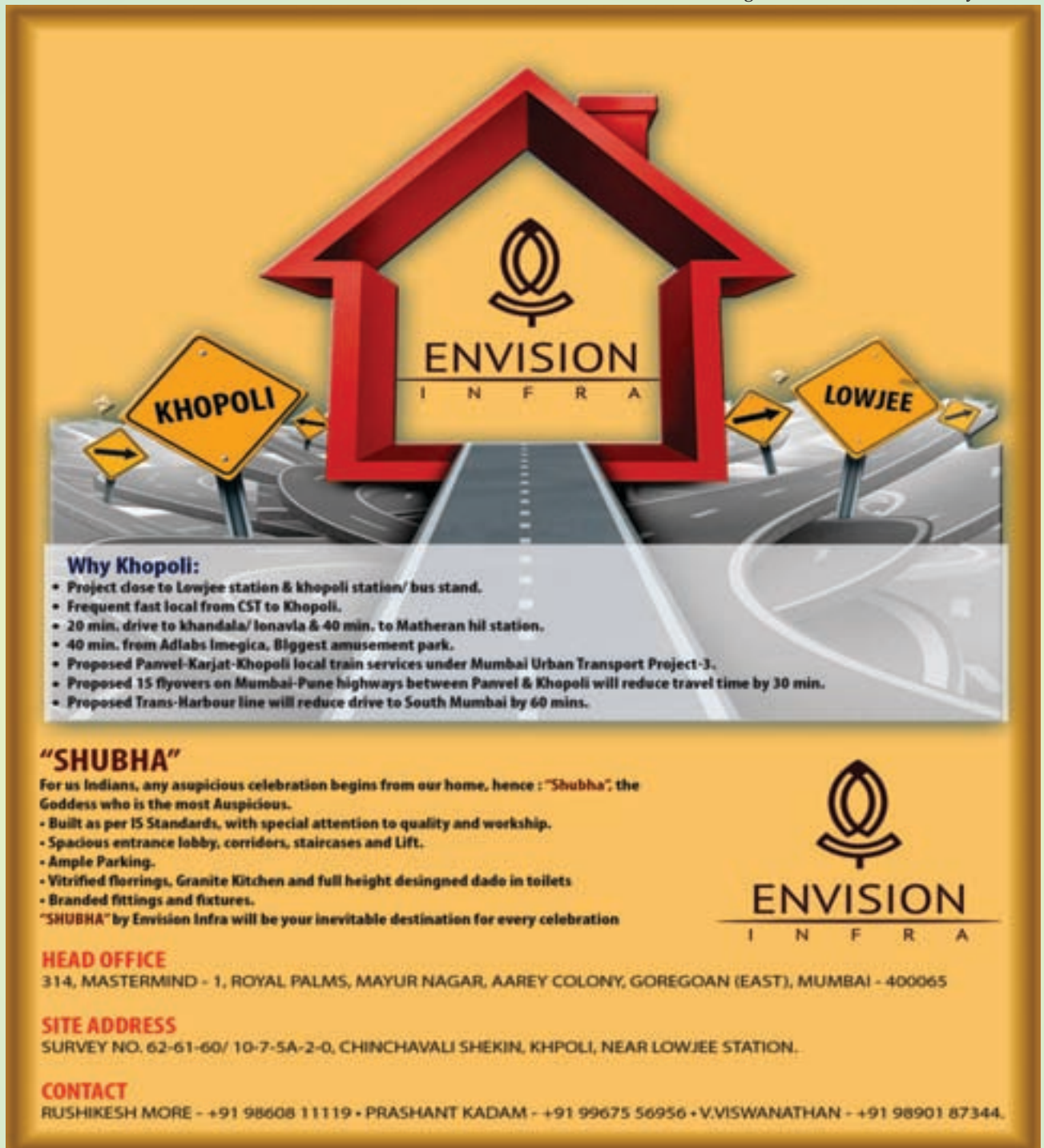
Shop No.5, Thakur Compound, Scout Camp,
Off Link Road, Behram Baug,
Jogeshwari(W), Mumbai 400102.



www.chowhanandsons.com



services@chowhanandsons.com



Why Khopoli:

- Project close to Lowjee station & khopoli station/ bus stand.
- Frequent fast local from CST to Khopoli.
- 20 min. drive to khandala/ lonavla & 40 min. to Matheran hill station.
- 40 min. from Adlabs Imegica, Biggest amusement park.
- Proposed Panvel-Karjat-Khopoli local train services under Mumbai Urban Transport Project-3.
- Proposed 15 flyovers on Mumbai-Pune highways between Panvel & Khopoli will reduce travel time by 30 min.
- Proposed Trans-Harbour line will reduce drive to South Mumbai by 60 mins.

“SHUBHA”

For us Indians, any auspicious celebration begins from our home, hence : “Shubha”, the Goddess who is the most Auspicious.

- Built as per IS Standards, with special attention to quality and workshop.
- Spacious entrance lobby, corridors, staircases and Lift.
- Ample Parking.
- Vitrified floorings, Granite Kitchen and full height designed dado in toilets
- Branded fittings and fixtures.

“SHUBHA” by Envision Infra will be your inevitable destination for every celebration

ENVISION
I N F R A

HEAD OFFICE
314, MASTERMIND - 1, ROYAL PALMS, MAYUR NAGAR, AAREY COLONY, GOREGOAN (EAST), MUMBAI - 400065

SITE ADDRESS
SURVEY NO. 62-61-60/ 10-7-SA-2-0, CHINCHAVALI SHEKIN, KHOPOLI, NEAR LOWJEE STATION.

CONTACT
RUSHIKESH MORE - +91 98608 11119 • PRASHANT KADAM - +91 99675 56956 • V.VISWANATHAN - +91 98901 87344.

Editor, Printed, Published & Owned By: Mr. V. Viswanathan

If Undelivered return to

VASAI TALUKA CO-OPERATIVE HOUSING FEDERATION LTD.

Swagat Bhavan, Near Indian Oil,

Opp. MSEB Colony, Station Road, Vasai (E) 401202

Tel.: 0250-6457585-95 • 0250-2390171/ 2393773/ 74

www.vasaihousingfederation.com / vasaihousingfederation@gmail.com