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VASAI TALUKA HOUSING SOCIETIES REVIEW



March 2017

VOL.06 Issue 12

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VASAI TALUKA HOUSING SOCIETIES REVIEW

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EDITORIAL

Dear Member,

Year end is here. Hope all the societies have already started to gear up for the financial year closing. The first deadline is to give the list of active and non active members in the society to the deputy registrar within 30 days of the end of the financial year. The Government of Maharashtra has constituted a committee wherein they intend to have a separate chapter on housing societies under the MCS Act. We are proud to inform you that our federation Chairman CA. Ramesh Prabhu is one of member of such committee.



अचिन
श्री. वि. विष्णुनाथन

Upon representations made by various association including MSWA and our federation, the Government of Maharashtra has agreed to redraft the RERA rules as it was pro builders. Now by the time you receive this issue RERA rules would have been in place and would be applicable from 1st May 2017.

With our persistent efforts the DDR palghar is now functional and all the societies in Vasai Taluka can make application to DDR palghar for their deemed conveyance procedure. Similarly the Collector of Stamps alias Joint District Registrar (JDR) office is also installed in palghar and would be functional shortly. All the people are required to take benefit of the same.

For further details please log on to www.vasaihousingfederation.com or call us on 0250- 6457585 / 95 / 90 2809 7499.

Regards

V. Viswanathan

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गृहनिर्माण संस्थांच्या कारभारात मराठीची उपेक्षा

लोकसत्ता

दिनांक:- ०६ मार्च २०१७

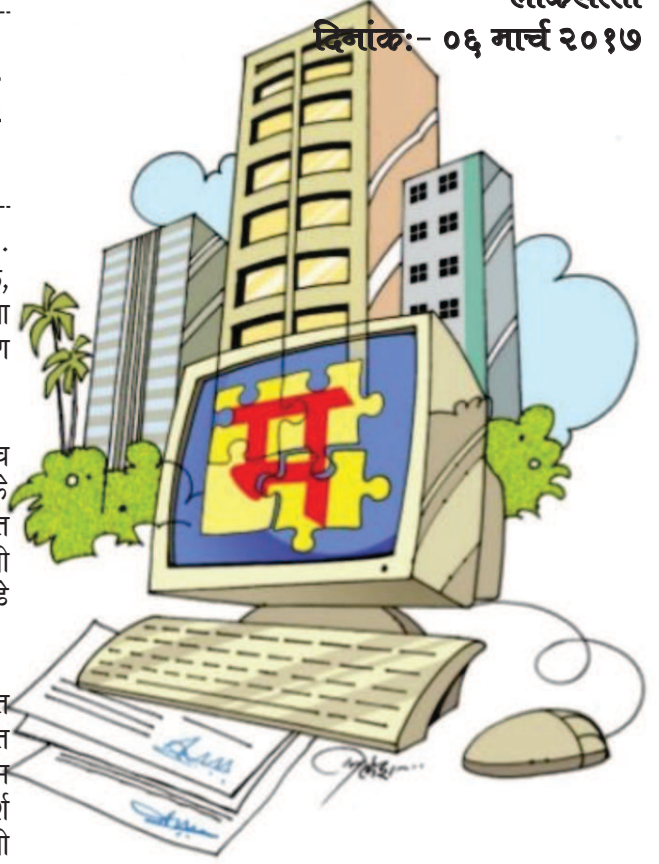
महाराष्ट्र शासन रोजच्या व्यवहारात, शैक्षणिक, वाणिज्य व सहकारी/निमसहकारी आस्थापनात मराठी भाषेच्या वापराबाबत खूपच उदासीन आहे. गृहनिर्माण संस्थांच्या कारभारातही काही वेगळे चित्र नाही.

२७ फेब्रुवारी हा 'मराठी राजभाषा दिन' म्हणून साजरा केला जातो. या पार्श्वभूमीवर महाराष्ट्र शासन रोजच्या व्यवहारात, शैक्षणिक, वाणिज्य व सरकारी/ निमसहकारी आस्थापनात मराठी भाषेच्या वापराबाबत खूपच उदासीन आहे. त्यासाठी आपण गृहनिर्माण संस्थांना संदर्भात काही निवडक गोष्टींची माहिती घेऊ :-

(अ) महाराष्ट्र शासनाच्या सहकार खात्यासह बहुतांश सर्वच संकेतस्थळावरून प्रसिध्द होणारी परिपत्रके /आदेश/राजपत्र अजूनही काही प्रमाणात इंग्रजी भाषेत काढली जातात. याकडे संबंधित खात्याच्या मंत्री महोदयांचे लक्ष नाही तसेच वरिष्ठ अधिकारीही याकडे पूर्णपणे दुर्लक्ष करित आहेत.

(ब) महाराष्ट्र शासनाच्या पूणे येथील सहकार आयुक्त कार्यालयाची परिस्थिती याहून वेगळी नाही. या कार्यलयात देखील इंग्रजी भाषेला अग्रक्रम दिला जातो. याचे उत्तम उदाहरण म्हणजे सहकारी गृहनिर्माण संस्थांचे आदर्श उपविधी सहकार आयुक्तांच्या संकेतस्थळावर आधी इंग्रजी भाषेत उपलब्ध करण्यात आले व त्यानंतर जवळजवळ वर्षभरानंतर आदर्श उपविधी मराठी भाषेत उपलब्ध करण्यात आले. खरे तर महाराष्ट्र राज्यात मराठी उपविधीसाठी वर्षभर वाट पाहावी लागणे ही अत्यंत नामुष्की आणणारी गोष्ट आहे. यावरून असे निदर्शनास येते की, महाराष्ट्र शासनाच्या सेवेत जेथे सचिव पातळीवर अमराठी सनदी अधिकारी असतील आणि ज्यांना मराठी भाषा विशेष अवगत नसेल तर असे अधिकारी इंग्रजी भाषेचा आधार घेऊन सरकारी काम पुढे रेटून नेत असावेत.

(क) महाराष्ट्र राज्यातील सहकारी गृहनिर्माण संस्थांना त्यांच्या कार्यकारी समिती सभा व अधिमंडळाच्या वार्षिक बैठकांचे इतिवृत्त आत्तापर्यंत मराठी व इंग्रजीतून लिहीण्याची मुभा होती.परंतु फक्त मराठी भाषेचा वापर सक्तीचा करण्याऐवजी आता 'सहकारी गृहनिर्माण संस्था-कामकाज संहिता' (सोसायटीज मॅन्युअल) मधील प्रकरण -५ मध्ये संस्थेच्या कार्यकारी समिती सभा व अधिमंडळाच्या वार्षिक बैठकांचे इतिवृत्त मराठी, इंग्रजी किंवा हिंदी भाषेत आवश्यक असल्याचे नमुद करण्यात आले आहे.



(ड) त्रिभाषा सूत्रानुसार राज्यातील केंद्र शासनाच्या अखत्यारीतील सर्व कार्यालये/मंडळे/सार्वजनिक उपक्रम यांनी मराठीचा वापर करणे अनिवार्य आहे. परंतु या सर्व ठिकाणी सर्व कारभार व पत्रव्यवहार फक्त इंग्रजी व हिंदी भाषेतून करण्यात येतो. सर्व प्रकारचे अर्ज व देवाणघेवाण करण्याच्या सर्व ठिकाणचे फलक व सूचना फक्त इंग्रजी व हिंदी भाषेतून असतात. मराठी भाषेत लिहिलेले फॉर्म्स व अर्ज इंग्रजी संगणक प्रणालीचे कारण पुढे करत केराची टोपली दाखवितात.

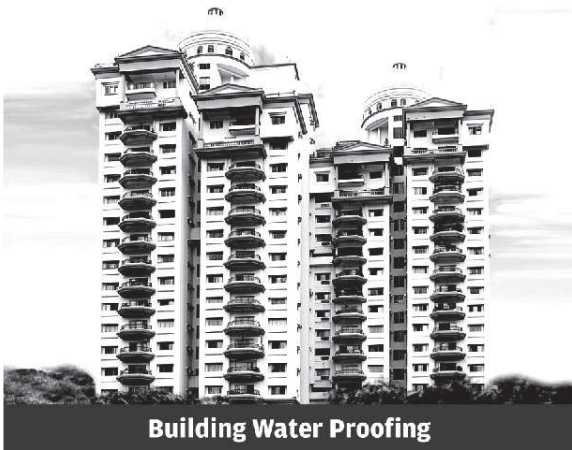
(फ) ठाणे येथील जिल्हा सहकारी गृहनिर्माण संस्थांचे फेडरेशन कार्यालयाला बहुधा मराठी भाषेचे वावडे असावे. गेली कित्येक वर्षे सहकारी गृहनिर्माण संस्थांना व त्यांच्या सभासदांना लागणारे विविध प्रकारचे अर्ज व नोंदणी पुस्तके इंग्रजी भाषेतूनच विक्रीसाठी उपलब्ध आहेत.

महाराष्ट्र शासनाच्या सहकार खात्याने सहकारी गृहनिर्माण संस्थांचा संपूर्ण कारभार मराठीत करण्याची सक्ती करावी. मराठी भाषेचा आग्रह करणे व अभिमान बाळगणे म्हणजे इतर भाषांचा दुरभिमान करणे असा होत नाही. मराठी भाषा टिकविणे आणि तिचा विकास करणे ही सर्वस्वी सरकारची जबाबदारी आहे आणि ती स्वीकारून योग्य ती पावले उचलणे गरजेचे आहे.

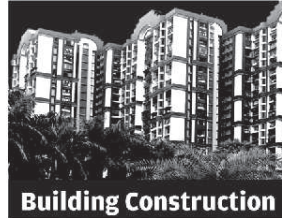


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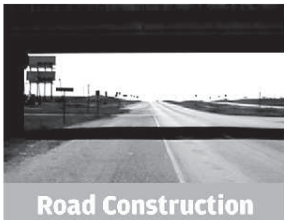
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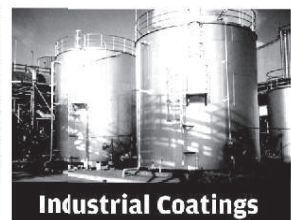
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लोकसत्ता

दिनांक:- ०४ मार्च २०१७

‘सर्वासाठी २०२२ पर्यंत घरे’ या पंतप्रधान नरेंद्र मोदी यांच्या महत्त्वाकांशी योजनेची घोषणा होऊन एक वर्ष उलटले तरी राज्यात या योजनेअंतर्गत परवडणाऱ्या घराची एक वीटही रचण्यात आली नाही. की झोपडपट्टीवासीयांची व आर्थिकदृष्ट्या दुर्बल आणि अल्प उत्पन्न गट लाभार्थीयांचे सर्वेक्षण पूर्ण करून त्यांचा तपशील व दस्तऐवज तपासून व खात्री करून पात्र लाभार्थीयांची चार घटकांत विभागणी करून अंतिम यादी तयार करण्यात आली नाही. महाराष्ट्रासारख्या अव्वल राज्यासाठी ही अंत्यत लाजिरवाणी गोष्ट आहे. त्याचप्रमाणे नागरी स्वराज्य संस्थांनी सर्वासाठी घरे कृती आराखडा व वार्षिक अंमलबजावणी आराखडा निश्चित करून कार्यान्वित न केल्यामुळे केंद्र सरकारकडून देण्यात येणाऱ्या रूपये ३०० कोटींच्या अनुदानापासून वंचित राहावे लागले आहे. हजारो झोपडपट्टीवासीयांना आपल्या हक्काच्या घरास मुकावे लागले आहे. यापुढेही हीच परिस्थिती सुरू राहिल्यास पुढील वर्षी मिळणारा ३०० कोटींचा निधीही केंद्राकडून मिळणारा ३०० कोटींचा निधीही केंद्राकडून मिळणार नाही हे नक्की.

या अक्षम्य निष्काळजीपणा व दिरंगाईबद्दल सर्व नागरी स्वराज्य संस्थांतील लोकप्रतिनिधी व संबंधित अधिकारी यांना जाब विचारला पाहिजे.

देशातील प्रत्येक कुटुंबाला जलजोडणी, शौचालयाची व्यवस्था, २४ तास वीज व पोहोचरस्ता या सविधांसह पक्के घर असायला हवे. असे विचारात घेऊन पंतप्रधानांच्या सन २०२२ पर्यंत सर्वासाठी घरे या संकल्पनेच्या अनुषंगाने केंद्र शासनाने नागरी भागाकरीता प्रधानमंत्री आवास योजना सुरू केली आहे. केंद्र शासनाने सदर योजना राज्यातील नागरी स्वराज्य संस्थांच्या क्षेत्राकरीता लागू केली असून, मार्गदर्शक सूचनांमध्ये खालील चार घटक समाविष्ट आहेत:-

- जमिनीचा साधनसंपत्ती म्हणून वापर करून त्यावरील झोपडपट्ट्यांचा आहे तेथेच पुनर्विकास करणे.
- कर्ज संलग्न व्याज अनुदानाच्या माध्यमातून आर्थिकदृष्ट्या दुर्बल आणि अल्प उत्पन्न घटकांसाठी परवडणाऱ्या घरांची निर्मिती करणे.
- खाजगी भागीदारीद्वारे परवडणाऱ्या घरांची निर्मिती करणे.
- आर्थिकदृष्ट्या दुर्बल घटकांतील लाभार्थ्यांद्वारे वैयक्तिक स्वरूपातील घरकुल बांधण्यास अनुदान.

प्रधानमंत्री आवास योजनेच्या मार्गदर्शक सूचना खालीलप्रमाणे -

(१) **घटक क्रमांक १:-** या घटकांमध्ये जमिनीचा वापर साधनसंपत्ती म्हणून करून झोपडपट्ट्यांचा विकास करणे अपेक्षित आहे. राज्यात महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मूलन व पुनर्विकास) अधिनियम, १९७१ अंतर्गत याच तत्त्वावर मुंबई, पुणे, पिंपरी-चिंचवड, नागपूर व ठाणे येथे झोपडपट्टी पुनर्वसन योजना राबविण्यात येत आहे. या योजनेखाली केंद्र शासनाच्या अनुदानाव्यतिरिक्त राज्य शासनाचे अनुदान म्हणून रूपये १ लक्ष



प्रति घरकुल इतके अनुदान असेल. केंद्र शासनाच्या सर्वासाठी घरे २०२२या अभियानामधील या घटकांसाठी निश्चित केलेल्या कार्यपध्दतीनुसार यासंदर्भातील प्रस्ताव सादर करणे प्रत्येक प्रकल्प अंमलबजावणी यंत्रणेस बंधनकारक राहिल. सर्वासाठी घरे कृती आराखडा व वार्षिक अंमलबजावणी आराखडा नागरी स्वराज्य संस्था तयार करतील व नमुद केलेल्या मुख्य सचिवांच्या अध्यक्षतेखालील राज्यस्तरीय मान्यता व सनियंत्रण समितीसमोर मान्यतेसाठी सादर करतील.

(२) **घटक क्रमांक २:-** सदर घटकांतर्गत आर्थिकदृष्ट्या दुर्बल व अल्प उत्पन्न गटातील लाभार्थ्यांना कर्ज संलग्न व्याज अनुदान योजना घरकुलाच्या निर्मितीकरिता व संपादनाकरिता असून यामध्ये कमी व्याज दरावर १५ वर्षांकरिता विवक्षित बँका/गृहनिर्माण वित्तीय कंपनी व इतर संस्थां उपलब्ध करण्यात येईल. व्याजाच्या अनुदानाचा दर रूपये ६ लक्षपर्यंत ६.५०% इतका राहणार असून, १५ वर्षांचा कालावधी लक्षात घेऊन सदर व्याज अनुदानाची सध्याची किंमत (Net Present Value) संबंधित बँकांकडे केंद्र शासकीय यंत्रणांमार्फत थेट जमा करण्यात येणार आहे. सदर अनुदानासह असणाऱ्या कर्जाची कमाल मर्यादा रूपये ६लक्ष इतकी आहे. त्यापुढील कर्ज हे अनुदानाविरहित असेल.

(३) **घटक क्रमांक ३:-** सदर घटकांतर्गत आर्थिकदृष्ट्या दुर्बल घटकांतील व्यक्तींकरिता शासकीय यंत्रणा व खाजगी संस्थांशी भागीदारी करून घरकुलाच्या निर्मितीचे उद्दिष्ट आहे. अशा प्रकल्पाकरिता केंद्र शासनाकडून रूपये १.५० लक्ष प्रति घरकुल इतके अनुदान उपलब्ध करून देण्यात येणार आहे. या घटकाखाली ३०चौरस मीटर चटई क्षेत्रापर्यंतची घरकुले असतील. या घटकाखाली राज्य शासनामार्फत प्रति घरकुल रूपये १ लक्ष इतके अनुदान देण्यात येईल. या घटकांतर्गत सादर करण्यात येणाऱ्या प्रकल्पामध्ये किमान २५० घरकुले असणे आवश्यक आहे. यातील किमान ३५% घरे आर्थिकदृष्ट्या दुर्बल घटकांसाठी असणे आवश्यक आहे. या प्रकल्पासाठी खाजगी तसेच शासकीय/निमशासकीय संस्थां स्वतंत्रपणे देखील सहभागी होऊ शकतील.

(४) **घटक क्रमांक ४:-** आर्थिकदृष्ट्या दुर्बल गटातील पात्र कुटुंबांना त्यांच्या स्वतःच्या मालकीच्या जागेवर नवीन घरकुल बांधण्यास अथवा राहत्या घराची वाढ करण्यास केंद्र शासनाकडून रूपये १.५० लक्षपर्यंत अनुदान उपलब्ध करण्यात येईल. परंतु अशा लाभार्थ्यांचा समावेश सर्वासाठी घरे कृती आराखड्यात असणे आवश्यक आहे. या घटकांखाली राज्य शासनाने अनुदान रूपये १ लक्षपर्यंत राहिल.



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सहकारी गृहनिर्माण संस्थांसाठी मार्गदर्शक तत्वे

महाराष्ट्र सहकारी संस्था अधिनियम १९६० व नियम १९६१ अंतर्गत राज्यामध्ये गृहनिर्माण संस्थांचे कामकाज चालवले जाते. प्रामुख्याने राज्यात दोन प्रकारच्या सहकारी गृहनिर्माण संस्था स्थापन केल्या जातात, त्यासाठी किमान १० निरनिराळ्या कुटुंबांतील व्यक्ती एकत्र येणे आवश्यक आहे.

१) भाडेकरू मालकी सहकारी गृहनिर्माण संस्था यालाच भूखंडधारकाची संस्थादेखील म्हणतात. यामध्ये सभासद एकत्र येऊन मोकळा भूखंड संस्थेच्या नावाने खरेदी करतात व त्यानंतर त्याचे कायदेशीररीत्या तुकडे पाडून ते सभासदांना ६६/६६६ वर्षांच्या कराराने भाडेतत्वावर वापरावयास देतात. त्यासाठी संस्था व सभासद यांच्यामध्ये नोंदणीकृत भाडेपट्टा करार (लीज-डीड) होणे कायद्याने आवश्यक आहे.

सध्या राज्यात मोकळ्या भूखंडाची उपलब्धता नसल्याने पूर्वी स्थापन झालेल्याच संस्था कार्यरत आहेत. या प्रकारच्या संस्थांचे उपविधीदेखील स्वतंत्र असतात. राज्यात १९२३, १९८४, २०१०साली शासनाने उपविधी तयार केलेले असून, ६७ व्या घटना दुरुस्तीनुसार अद्याप सुधारित आदर्श उपविधी शासनाने तयार केलेले नाहीत.

२) भाडेकरू सहभागीदारी गृहनिर्माण संस्था राज्यामध्ये या प्रकारच्या गृहनिर्माण संस्थांची संख्या जवळजवळ ८०,००० च्या आसपास असण्याची शक्यता आहे. या प्रकारात बांधकाम कंत्राटदार, जमीन मालकाकडून जमीन विकसन कायद्याद्वारे विकसित करण्यासाठी ताब्यात घेते. त्यानंतर तो स्थानिक प्राधिकरणाकडून त्यावर बहुमजली इमारत बांधण्याची परवानगी घेऊन बांधलेले गाळे/सदनिका/दुकाने निरनिराळ्या खरेदीदारांना विकतो. त्याची तो रितसर करार करतो. नियमाप्रमाणे ६० टक्के सदनिका/गाळे/दुकाने विकल्यानंतर विकसकाने मोफा कायदा १९६३ च्या कलम १० नुसार खरेदीदारांची सहकारी गृहनिर्माण संस्था स्थापन करणे बंधनकारक आहे. अशा प्रकारे विकासकाने स्थापन केलेल्या गृहनिर्माण संस्थांना भाडेकरू सहभागीदारी गृहनिर्माण संस्था म्हणून संबोधतात व संस्था स्थापनेनंतर विकासकास ४ महिन्यांच्या आत विकसित केलेल्या इमारतीचे व जमिनीचे अभिहस्तांतरण (कन्व्हेअन्स) संस्थेच्या नावे करून देणे कायद्याने बंधनकारक आहे. परंतु राज्यात ७५ टक्के विकासक या तरतुदीचे पालन करीत नसल्याने शासनाने मानीव अभिहस्तांतरणाची प्रक्रिया (डीमंड कन्व्हेअन्स) २००७ पासून चालू केली आहे. परंतु त्याला देखील संस्थेकडून म्हणावा तसा प्रतिसाद मिळत नाही.

उपरोक्त दोन प्रकारच्या जवळजवळ ६०,००० सहकारी गृहनिर्माण संस्थांव्यतिरिक्त अन्य कोणत्याही प्रकारच्या गृहनिर्माण संस्था राज्यात सध्या अस्तित्वात नाहीत.



६७ व्या घटना दुरुस्तीप्रमाणे शासनाने अभ्यास समिती नेमून भाडेकरू सहभागीदारी गृहनिर्माण संस्थांचे आदर्श उपविधी सन २०१४ मध्ये शासनाच्या वेबसाइटवर सर्वांना उपलब्ध करून दिलेले असून, राज्यातील अनेक सहभागीदारी संस्थांनी नवीन २०१४ चे उपविधी स्वीकारले आहेत. त्यासाठी संस्थेने सर्वसाधारण सभा बोलावून नवीन उपविधी स्वीकारण्याचे ठराव करून मे ४५ दिवसांनी मंजुरीसाठी संबंधित उपनिबंधक/सहनिबंधक यांच्याकडे सादर करावा लागतो. त्यांच्या मान्यतेने त्याची अंमलबजावणी करता येते.

६७ व्या घटना दुरुस्तीनुसार-खालील बदल गृहनिर्माण संस्थांना लागू झालेले आहेत.

१) क्रियाशील -अक्रियाशील (अॅक्टिव्हनॉन अॅक्टिव्ह मेंबर) सभासदांचे वर्गीकरण दरवर्षी ३१ मार्चनंतर करणे.

२) सहयोगी सभासदत्व (असोसिप्ट मेंबर) देताना गाळा/सदनिका/दुकान/भूखंड यांचा नोंदणीकृत खरेदी करारामध्ये त्या व्यक्तीचे नाव असणे आवश्यक पूर्वी १००/- रुपये भरून कोणीही व्यक्ती सहयोगी सभासद होऊ शकत होता.

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- ३) प्रत्येक सहकारी गृहनिर्माण संस्थेने दरवर्षी ३० सप्टेंबर पूर्वी वार्षिक सर्वसाधारण सभा बोलावणे बंधनकारक. मुदतीत वार्षिक सभा न घेतल्यास पदाधिकाऱ्यावर कायदेशीर कारवाई करण्यात येते. तसेच मुदतवाढीची तरतुद नाही.
- ४) संस्थेचे लेखा परीक्षण तालिकेवरील (पॅनेल) वरील लेखापरीक्षकाकडूनच करून घेणे बंधनकारक तसेच लेखापरीक्षण अहवाल मुदतीत शासनास संगणकाद्वारे सादर करणे बंधनकारक, लेखापरीक्षकांना शासनाच्या निर्धारित दरानेच लेखापरीक्षण फी आकारणे बंधनकारक.
- ५) संस्थेतील पदाधिकारी/कर्मचारी/सभासद यांना शासनमान्य प्रशिक्षण संस्थेमार्फत प्रशिक्षण घेणे कायदा कलम २४(अ) नुसार बंधनकारक. त्यासाठी प्रति सभासद दरमहा रू. १०/- आकारण्याची तरतुद संस्थेच्या उपविधीमध्ये केलेली आहे. अद्याप या योजनेला म्हणाल तेवढा प्रतिसाद मिळत नाही.
- ६) राज्यामध्ये सहकारी संस्थांच्या निवडणूक दर ५ वर्षांनी घेण्यासाठी स्वतंत्र राज्य सहकारी निवडणूक प्राधिकरणाची स्थापना करण्यात आली असून, सन २०१३ पासून गृहनिर्माण संस्थांच्या पदाधिकाऱ्यांची निवडणूक प्राधिकरणामार्फत घेतली जाते. सध्या २०० सभासदांपर्यंत ३५ दिवसांचा निवडणूक कार्यक्रम न घेता ७ दिवसांच्या नोंदी देऊन विशेष सर्वसाधारण सभेत प्राधिकरणाच्या नियुक्त अधिकाऱ्यांसमक्ष हात वर करून किंवा विनविरोध निवडणुका घेतल्या जात आहेत.त्यासाठी अल्प रकमेची आकारणी प्राधिकरण वाटते.
- ७) आर्थिक वर्ष संपल्यानंतर ६ महिन्यांच्या आत शासनास संस्थेने विवरणपत्र सादर करणे बंधनकारक. त्यानुसार संस्थेचा अहवाल/लेखापरीक्षण/संस्थेची कामे इ. माहिती असले.
- ८) संचालक मंडळांची संख्या जास्तीतजास्त २२ असेल. त्यामध्ये ५पदे राखीव राहतील. गृहनिर्माण संस्थेसाठी सभासदसंख्येनुसार समिती सदस्यांची संख्या उपविधीमध्ये निश्चित केलेली आहे. उदा. ११/१३/१५/१७/१९.
- ९) सहकारी संस्थेने नियमाविरुद्ध केलेल्या कृतीसाठी त्यांना दंडात्मक करण्यासाठी सहकार कायद्यात बदल केलेला आहे.
- १०) सहकारी संस्थेमध्ये सभासदांना त्यांच्याशी संस्थेने केलेल्या व्यवहाराची माहिती व हिशोब मिळण्याची व्यवस्था सहकार कायद्यात केली आहे, त्यासाठी सभासदाने किमान ५ वर्षात एका वार्षिक सभेला उपस्थित असणे आवश्यक तसेच तो संस्थेच्या सेवा घेतो किंवा नाही, हेदेखील पाहणे आवश्यक.

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- संस्थेच्या उप-विधीतील नियमांचे पालन करणे.
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- सर्व सभासद/पदाधिकारी यांच्याशी सहकार्याची भावना ठेवणे.
- वाहने योग्य रीतीने पार्क करणे.
- वीज-पाणी यांचा काटकसरीने वापर करणे.
- संस्थेचा परिसर स्वच्छ ठेवण्यास मदत करणे.

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महाराष्ट्र सहकारी संस्था
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व्यवस्थापनाबाबत केलेल्या तरतूदींनी आपण
समाधानी आहात का?



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बदलांबाबत आम्हास कळवा आम्ही ते ऐकू आपणाशी चर्चा करू आणि
त्यावर अंमलबजावणी करू.

सी. ए. रमेश प्रभू यांच्या नेतृत्वाखालील मेस्वा तुमची मौल्यवान मते महाराष्ट्र शासनाने यासाठी
नेमलेल्या विशेष समितीपुढे मांडतील.

बदल करण्यासाठी आम्ही आपली बाजू शासनापुढे मांडू.

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व्हॉट्सअॅप:- ७०४५५९९७०२

चला आपण सगळ्यांनी मिळून अधिक चांगला गृहनिर्माण कायदा बनवूया

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मुख्य कार्यालय: ए-२/३०२, लाराम सेंटर, बस डेपो जवळ, अंधेरी रेल्वे स्टेशन समोर, एस.व्ही.रोड, अंधेरी (प), मुंबई - ४०००५८.



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ELECTION RIGHTS OF ASSOCIATE MEMBERS OF CHS

Can an associate member of a co-operative housing society, whose name is second in the share certificate, stand for the election of the managing committee. If so, are there any formalities to be done? Can an associate member become an office bearer of the society if elected to the managing committee?

— Samip Kenney, Andheri

An associate member is a person whose name stands second or third and so on in the share certificate. As per the New Model Bye-laws of 2014, a person whose is the co-owner or joint owner of the flat only can be admitted as the associate member.

Entries of the associate member in the share certificate, in the statutory records like I form register, J form register, share register, etc are the conclusive evidence of having admitted as the associate member.

Therefore, the Maharashtra State Co-operative Election Authority has issued a clarification that, if any person's name is incorporated in the share certificate as associate member, such an associate member will be entitled to vote and contest in the election to the Managing Committee. The returning officer is not supposed to travel beyond the voter list provided by the society and is approved by the registrar.

The societies after adopting Bye-laws of 2014, need to advice the associate member whose name stands second or third without having any rights in the property to acquire such rights as contemplated

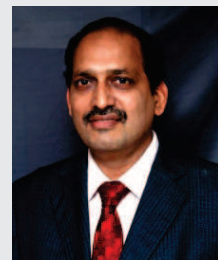
under section 26 of the amended Maharashtra Co-operative Societies Act, 1960 within a prescribed period.

If such right, title and interest in the property is not acquired within the specified time, the society may by passing an appropriate resolution remove such associate members name from the share certificate and other records.

Till names of such associate members are removed from the share certificate and other statutory records by adopting the necessary formalities and giving a proper opportunities, such associate members are entitled to vote and contest the election.

In order to contest the election, the associate member needs to submit form No. 10A (No objection certificate from the first member) as provided in the Bye-laws to contest the election to the managing committee. If such an associate member gets elected, he or she may become the office bearer.

- Expert speak -



CA. Ramesh S Prabhu

E-mail your queries related to any housing issue and legal matter on rsprabhu13@gmail.com

Afternoon

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WHY CONVEYANCE IS A MUST



CA. Ramesh S Prabhu
M- 9820106766

Most property owners feel their job is complete once the purchase formalities are over. But, obtaining conveyance is an equally important aspect home buyers often ignore. Ramesh S. Prabhu explains its significance

There have been numerous cases of home buyers being unable to exercise a number of rights on property, resulting in issues between the property buyers and builders. The reason behind the discrepancy is often the fact that conveyance of the property has not been obtained.

What is conveyance?

In real estate transaction, flats are sold by the builder under the Maharashtra Ownership Flats Act, 1963. As per section 10 of MOFA, 1963, the builders and the flat owners register a co-operative Housing Society under Maharashtra Co-operative Societies Act, 1960 to manage the complex by the flat owners themselves. The main objective of housing society is to obtain the conveyance of land and building, maintain the same and provide common services like water, parking, security etc to the flat owners as collective legal entity.

The conveyance of land and building is done in favour of the society as the individual flat owners cannot be conveyed the undivided right, title and interest in the land, building and the common areas. As per section 11 of MOFA read with Rule 9 within 4 months of registration of legal body of the



flat purchasers are legally bound to convey the land and the building to such legal entity.

Conveyance Deed

Conveyance Deed is a document in writing between the vendor / seller / transferor and the purchaser / transferee evidencing the transfer of right, title and interest in the movable or immovable property in favour of the purchaser / transferee or the legal body formed by the flat purchasers.

This document has to be executed by affixing proper stamp duty as per applicable stamp act, incorporating the legal provisions of the applicable Acts such as Transfer of Property Act, 1882, Registration Act 1908, Indian Contract Act, 1872, Income Tax Act, 1961, Maharashtra Ownership Flat Act, 1963 etc.

Objective of Conveyance

I To become legal owners

Any movable/ immovable property ownership is identified on the basis of title documents for example; immovable properties are recorded and identified on the basis of Survey No., Hissa No. and such other identity marks in government records. When such identity marks are recorded in the title document (Conveyance Deed) and such documents are duly stamped and registered with appropriate authorities and such authorities notify the transfer of right, title and interest in the property in favour of purchaser / transferee, then it is conclusive evidence of ownership of such property.

ii) To make entries in government records

When the property transactions are recorded in government records, it becomes conclusive evidence of ownership of property. To make entries in government records, a Conveyance Deed has to be executed as explained above. For example - Property card, 7/12 ledger extract (mutation entry), 6/12 ledger extract (hakkache patra – letter of derivation of rights)

Advantages of Conveyance

A) Getting the proper title

When the land and building is conveyed in the name of the purchaser / society, the purchaser /society gets proper title of the property which means the property gets transferred in his/its name. All future municipal tax bills are drawn in their names.

B) Retaining additional FSI/TDR

A plot of land has a development potential in terms of Floor Space Index (FSI). The FSI in respect of a plot of land denotes the square meter area which can be constructed upon that plot of land. It varies depending upon the location and user zone of the plot. The benefit of this F.S.I. can be availed by Housing Society only when conveyance of land and building is completed and transferred in favour of the Society.

C) Property will be free and marketable:

On registration of the society, the possession of the land and building is vested with the society. The society starts maintaining the property as per the

provision of the registered bye-laws. However, the land and building continues to be in the name of original owner. Thus, when a particular person/society has paid full consideration and is in possession of the property but the title documents are continued in the original owners' name, the purchaser will not have a free and marketable title on the said property. It is only after proper conveyance that the purchaser will derive free and marketable title over the property.

D) Loan can be raised by mortgage

When the society wants to undertake major repairs and requires huge funds, the society would be looking for financial assistance from bank or other financial institution. If the property is standing in the original owners name and the Conveyance is pending, the loan will not be granted by the lender as the same cannot be mortgaged by the society.

E) Permission for reconstruction of property

Once the conveyance is completed, the society can obtain No objection Certificate for reconstruction of the building from the respective town planning sections of municipal authorities. If Conveyance is pending, the society may have to approach the original owners for their consent for reconstruction and the original owner may not agree to the proposal of the Society or the owner may not be available or may ask for additional compensation and delay the reconstruction proposal. When all the flat owners have paid the full consideration to the builder, it is advisable to obtain the Conveyance at the earliest.

F) Construct additional floors by TDR

The society can construct additional floor by availing TDR subject to having load bearing / sustaining capacity. This is possible only when Conveyance is completed.

G) Receive compensation on development

When Conveyance is completed, the society can reconstruct entire building with additional FSI and by purchasing TDR from others. If the land is located in the prime area, builders / developers would come forward with all necessary permissions and also offer additional area to the exiting flat owners.

They may also receive additional compensation. When the society is having additional FSI, the same may be transferred in the form of TDR and compensation for the same received. These are all possible only when Conveyance is completed; otherwise the entire benefit will go to the owner / builder.

H) Complying with legal provision

As per section 11 of Maharashtra Ownership Flat Act, 1963, a promoter shall take all the necessary steps to complete his title and convey the land and building in favour of the registered organisation of flat purchasers. By completing the Conveyance, a

legal obligation on the part of builder will be complete.

I) Attaining main objects of society registration

As per model Bye Law No.5 – the main object of the Registration of the Society is to obtain Conveyance from the owner/promoter (builder), in accordance with the provisions of the Ownership Flats Act and the rules made there under, of the right, title and interest in the land with building/buildings thereon. The details of the land and building of which the Conveyance has to be obtained is also given in the said bye-law.

SEPARATE CHAPTER ON HOUSING LAW

In respect of to form a Committee for making recommendations to the Government by making study regarding inclusion of separate chapter for Co-operating Housing Societies in the Maharashtra Co-operative Societies Act 1960.

Government of Maharashtra

Co-operation, Marketing & Textile Department, Govt. Resolution No. CSL-2017/C.S.No.11/13-S

Mantralaya, Mumbai – 400032. Date:- 10th February, 2017

Introduction:-

Since there are large number of Co-operative Housing Societies in the State, and it would further increase in future due to the urbanization. Working and problems of the Co-operative Housing Societies are different from other Co-operative Societies. On this background, for working and

administration of the Co-operative Housing Societies become simplify, distinct and consummative, formation of the Committee for making recommendations by making study in respect of to include separate chapter in the Maharashtra Co-operative Societies Act 1960 was under consideration of the Government. Accordingly the following decision has been taken.

Government Resolution:-

Following Committee has been formed for making recommendation to the Government by making study in respect of to include separate chapter for Co-operative Housing Societies in the Maharashtra Co-operative Societies Act 1960.

Sr. No.	Name	Designation	Designation on the Committee
1.	Shri Sandip Deshmukh	Jt. Registrar, Co -op. Socy. SRA, Bandra	Chairman
2.	Shri Mohammed Arif	Divisional Jt. Registrar, Co -op. Societies, Mumbai Division, Mumbai	Member
3.	Shri Sheshrao Sangale	Retired Addl. Registrar, Co -op. Societies	Member
4.	Shri Subhash Patil	Retired Jt. Registrar, Co -op. Societies	Member
5.	Shri Dilip Udhan	Dist. Dy. Registrar, Co -op. Societies, Thane	Member
6.	Shri Rajkumar Patil	Dy. Registrar, Co -op. Societies , Borivali	Member

7.	Shri Ramesh Prabhu	Chairman, MSWA, Mumbai	Member
8.	Shri Chaya Aajgaonkar	Chairman, Housing Federation	Member
9.	Shri Sopan Shinde	Dy. Registrar, Office of the Commissioner, Co-operation and Registrar, Pune	Member
10.	Shri Kailas Jebale	Dy. Registrar, Co -op. Societies N Ward, Mumbai	Member Secretary

2. Area of operation of the committee determined as follow:-

To prepare separate chapter comprising all-inclusive provisions to be included in the Maharashtra Co-operative Societies Act 1960 in view of to make working, management and monitoring of the Co-operative Housing Societies in the state become simplify, distinct and consummate.

3. While preparing separate chapter as mentioned in above (2) the provisions as necessary should be included in the chapter by studying following matters:-

- Provisions in existing law regarding transfer of land ownership in view of the deemed conveyance.
- To form controlling/Authority Co-operative Housing Society for working system of the Co-operative Housing Societies and its monitoring.
- To suggest changes in the existing provisions regarding election of the Co-operative Housing Societies.
- Measurements to be adopted for the management of the building of the Co-operative Housing Societies and its repairing and also to redressed members complaints.
- To make expected changes in the Act in view of to make co-operation movement more and more people oriented by studying the existing and outdated provisions in the Maharashtra Co-operative Societies Act 1960 applicable to the Co-operative Housing Societies.
- By studying the judgment given by the Hon'ble Court time to time and provisions in other law in respect of the Co-operative Housing Societies, the matters which are applicable to the Co-operative Housing Societies, should be included
- By studying the type of Co-operative Housing Societies for e.g. flats, Bunglow, plot etc.

inclusion of appropriate provisions for such societies in the said chapter.

- Incidental to the provisions included in the said separate chapter by the committee, to suggest expected changes in the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and transfer) Act 1963 or in other concerned law, and accordingly to prepare draft in that respect.

4. The Committee should make deliberation with the experts in Co-operative Housing Societies, social institutions working with such societies and similarly other organization in respect of the difficulties came across in the working of the Co-operative Housing Societies, and the measures to be adopted to solving the same.

5. The Committee is free to invite experts, lawyers etc. concerning to the housing societies for effectively handling the responsibility of preparing the chapter as above.

6. Considering the exhaustive nature of work of the Housing Societies, the committee can form matter wise or division wise study group if required.

7. Incidental to the area of operation mentioned above paragraph no. 2, the copies of the minutes of the meeting called by the committee from time to time and similar draft of the proposed provisions to be included in Mah. Co-op. Socy. Act 1960, the draft of the chapter should be submitted to the government within one month of the date of formation of the Committee.

8. The said G.R. is available on Govt. Website www.maharashtra.gov.in, In the name and order of the Governor of Maharashtra.

Sd/-
(Anil Choudhary)
Desk Officer, Govt of Maharashtra

REDEVELOPMENT UNDER RERA



CA. Ramesh S Prabhu,
Chairman, MSWA
M- 9820106766

New Rules viz. the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate agents, Rates of Interest and Disclosures on Website) Rules 2016 will come into force from 1st May 2017. People have many doubts in their mind considering to these rules. One among these is Redevelopment. Now-a-days Redevelopment is a booming issue in the Real Estate. People are doubtful that Redevelopment will cover in the RERA Act. But don't worry you have a remedy under RERA. Whether you have purchased a flat in Redevelopment project or you are one of the original "Rehab Component" resident, you can approach the Real Estate Regulatory Authority of Maharashtra for legal relief and remedies.

When we talk about Redevelopment, it is composite Redevelopment. Existing people whom the flats are going to be allotted and there is always new buyers. An Act provides for allottees. The building where the IOD has been received in the case of Redevelopment and there are some units which are required to be sold, they will be required to be registered. And one it is registered under the RERA all the grievances of the existing flat owners or allottees will definitely have a remedy and Regulatory Authority will have to hear them and give the necessary word to it.

RERA covers all types of stake holders. We are talking about promoters. Who is promoter? Promoter includes land owners. The land owner means in the case of Redevelopment , a housing



society. Who is giving the developer a right to construct and sale the flat. If a society gives a contract to a wrong person and if he sales the flat to an outsider, the consumer need to be protected. Therefore while choosing the developer, you should be very much careful and the land owner i.e. housing society is also cover under RERA.

What type of development is covered under RERA? Commercial, Residential, even if the plots are made and it is sold by the builder that is also covered. Very surprisingly the RERA also covered various Government agencies who are engaged in constructing and selling activities. Whether it is MHADA, BMC, CIDCO everybody is covered. If a housing society which going to be registered for purchase of giving the houses to the members even that society is also covered under RERA. The land owner is also considered part of the promoter.

In the case of Redevelopment what can happen is supposed in the expectation that they get 40% extra area. They have appoint a wrong developer. After developing he has booked more flats, he has done lot of violations, the society later on if they appoint new developer, they may loose even 40%. They may get what they are already get it. Because that 40% extra may go into filling of loss made by the wrong selection of the developer. So the society ones RERA come into effect they should be very careful while selecting the developer under RERA. As I said earlier even under the Redevelopment the existing members are called allottees.

Therefore they have remedies and they can be compensated. Similarly the early birds investors who have booked the flats in the Redevelopment naturally they are consumers and they are also covered under RERA the existing members who are given certain area as a free component and over and above if they are able to purchase 5 sq.ft. to 10 sq.ft. extra area naturally they are also coming as a

consumer and therefore they can get complete remedy under RERA.

Our next topic on RERA will be (1) Flat Buyers Possession (2) General topics on RERA

For More updates related to above subject you can also visit MSWA NEWS Channel on YouTube.

REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 & Rules IN NUTSHELL



Naresh Pai,
Consultant MSWA
M - 98508 22472

THE SALIENT FEATURES OF THE RERDA-2016

To Establish a Regulator : by Appropriate Govt:

- For each State by respective State Govt
- For Union Territories by Central Govt

Accreditation : By Mandatory registration of :

- Real Estate Projects by Promoters &
- Real Estate Agents

Mandatory public disclosure norms :

- Details of developer,
- Details of the project,
- land status,
- statutory approvals & contractual obligations;

Obligations of promoters :

- Register the project with the authority before sale.
- Adhere to approved plans & project specifications,
- Publish complete details of projects on website.
- Deposit 70% of funds in a separate bank account, to be used for that real estate project only after certifying by CA, Engr and Arch.
- to refund moneys in cases of default;
- Update website with quarterly information on sale and progress
- Get the accounts Audited by CA within 6 months.
- Register the Agreement on receipt of 10% of amount Submit all the inform about project from time to time to RERA.

Obligation of allottee :

- To make necessary payments and

- payment of interest in case of any delay;

• **The Authority to act as the nodal agency :**

- To co-ordinate efforts in development of the sector
- To render advice to the appropriate Govt. to ensure the growth and promotion of a transparent, efficient and competitive real estate sector;
- To establish dispute resolution mechanisms for settling disputes between promoters and allottees / buyers;

Powers to make Act, Rules, Regulations, Direction etc:

- Central Act uniform across India except J & K;
- States to have powers to make rules
- Regulatory Authority to make regulations;
- Central Government to issue directions to States.

Dispute resolution mechanisms:

- Adjudicating officer to assess damages
- Regulatory Authority to settle any Disputes
- Real Estate Appellate Tribunal to hear appeals
- Jurisdiction of Civil Courts barred
- Consumer Courts to continue.

Penal provisions :

- To ensure compliance of Provisions of Act
- To Comply with orders of the Adjudicating officer, Authority and Tribunal

FUNCTION/ DUTIES OF THE SOCIETY MANAGER

Members of the Managing Committee of Co-operative Housing Society, should be aware of the following compliance by its Manager. Please reach for any queries in the topic - by emailing to : ankitar.pacpl@gmail.com



**Adv. Ankita Raut
022 - 4255 1414**

Sr. No.	Nature/ functions/ duties	Bye laws No.	THINGS TO BE COMPLIED WITH	Reference
1	To Obtain the Conveyance from the Owner/Promoter (Builder) in favour of the Society	5(a)	1.To follow up with builder 2. Follow up with Advocate 3.Report the Committee on progress	1. Conveyance book. 2. Model conveyance file. 3.Checklist of documents
2.	To Manage, maintain and Administer the Property of the Society To inspect the property and carry out the repair as per the complaint of the member or his own observation (i) Leakage in between the flats (ii) Drainage chokeup, leakage, break up etc (iii) Cleanliness of water tanks (iv) Compound water flow drainage cleaning (v) Lift repairing (vi) Electric points repairing/replacing (vii) Intercom repairs and attending complaints (viii) Breaking of property by some members and getting the same replaced/repared (ix) Rain water leakage, seepage, terrace water proofing etc.	5(b) 158 159,	1.Inspection report to be prepared 2.Receive complaints of leakages/ repairs 3. Carry out repairs as per rules of the Society. 4. Inform about the work to be carried out and obtain approval of the committee/ secretary 5.Maintain separate file for each type of repairs	1. Insp. Report format. 2.Different Repair manuals/ Procedures 3.Approval memo 4. Different type of specimen letters
3.	Obtaining the insurance and the renewal thereof every year	160	To incorporate in the agenda of the committee meeting for Insurance at least one month in advance	1.Monthly /Yearly calendar to be filled and action taken to be recorded.
4.	To undertake and provide for, on its own account or jointly with a co-operative institution, social cultural or creative activities.	5(d)	1.Prepare a circular 2.Collect money for function 3.Make arrangements 4. Keep record of expenses.	1.Circular formats 2.Arrangement s sheet. 3.Record formats

5.	To become the member of the Federation	6	1.Federation Correspondences 2.Share certificates 3.Pay Annual Sub. 4.Maintain file of Housing Times	1.Federation forms. 2.Manual on Federation services.
6	To become the member of the Mumbai District Central Bank	6	1.Share certificate 2. Correspondence file	1.Bank forms 2.Procedure to become member
7.	To become the member of the Local area associations	6	1.Find out the names of the association and its benefits to the society 2.Pursue the society to become member 3.Pay such associations fees	1.Report on the association to place before committee 2.Procedure to be followed
8	To issue Share Certificates to members After receiving all the papers	9 and 10	1.Applications for membership 2.Collection of share money 3.Preparation of certificates 4.Obtain Acknowledgment	1. Model documents to be obtained 2. Procedure to issue shares
9.	To monitor and create Reserve fund and investment thereof	12 and 15	1.Report to the secretary about the reserve fund to be invested 2. Obtain applications 3. Keep proper custody of certificates	1. Investment procedure guidelines.
10.	To monitor and create Repairs and Maintenance fund	13(a) and 15	1.Report about Repair fund collected 2. Repair Expense incurred 3. Balance available 4. Investment to be done	1. Report format 2. Investment formalities guidelines
11.	To Monitor and create Major repair charges and spending thereof	13(b) and 15	1.To obtain the estimate for different types of repairs 2. Appraise the committee 3. Keep record of expenses	1. Repairs completion manual
12	To Monitor and create Sinking fund and investment thereof	13(c) and 15	1.Sinking fund register 2. Make regular investments	1. Raising and utilization of sinking fund manual

13	To receive and scrutinize the application for transfer, transmission, recommend for transfer by report, collect transfer fees, entrance fees, documents, transfer premium etc. and record in the share certificate, relevant registers etc.	19(a) 19(b) 19(c)	1. Receive Applications 2. Verify from check list 3. Obtain Legal Advisor Certificate 4. Place before Meeting 5. Transfer certificate	1. Model Transfer set 2. Transfer procedure Manual 3. Circulars and Notifications.
14	To receive applications for associate membership, record in the books, share certificate etc.,	19(b)	Assign to two members	
15.	To admit the nominal members	20	Assign to two members	
16.	To provide the copies of bye-laws of the society for a price	22(B)	Assign to one members	
17.	To allow the member to inspect the records as per the section 32(1) of the Maharashtra Co-op. Societies Act, 1960	23	Assign to two members	
18	To provide the copies of the records demanded by the member as per section 32(2) of the Maharashtra Co-op. Societies Act, 1960	23(b)	Assign to two members	
19	To monitor and supervise the occupation of the flat by the member or others and submit the report to the committee	24	Assign to two members	
20.	To Monitor and use of the flat by the members or others for the purpose for which the same was purchased	24	Assign to two members	
21.	Review the case of resignation of the members	27	Assign to two members	
22.	To receive fresh nominations or revocation of earlier nominations from the members, verify the form, give due acknowledgment, record the nominations in the minutes and the nomination register and maintain the file of nomination forms etc.	32 & 33	Assign to two members	
23.	To transfer the shares and interest of the deceased member to the nominee	34 &36	Assign to two members	
24.	To transfer the share and interest where there is no nominations	35 & 37	Assign to two members	
25.	To receive the transfer cases, scrutinize the transfer set, collect necessary fees and submit the report to the committee etc	38 & 39	Assign to three members	
26.	To issue letter of transfer and the eligibility to exercise the rights of the members to the transferee (New member)	40	Assign to one member	
27.	To receive the applications for exchange of flat, complete the formalities etc	41 & 42	Assign to two members	
28.	To receive the application for sub-letting of the flats, complete all procedure and submit the report to the committee with recommendation and reasons	43	Assign to two members	

This article will continue in the next Issue or log on to Web: www.vasaihousingfederation.com



AFFORDABLE HOUSING WELFARE ORGANISATION OF INDIA

H. O. : A-2/302, Laram Center, Opp. Platform No. 6, Andheri (W), Mumbai – 58.,
Tel.: 022 – 42551414 / 26248589 / 65. E-mail : mswa.hsg@gmail.com / Web.: www.mswahousing.org

APPLICATION FOR MEMBERSHIP/ SEMINAR REGISTRATION

No. _____ Date: _____

To,

The President/ Hon., Secretary,
AHWOI /MSWA, Andheri (W), Mumbai.

I, the undersigned, would like to get enrolled as a Free Member of AHWOI /MSWA /Seminar . On becoming AHWOI /MSWA, I shall abide by the rules and regulations of AHWOI/MSWA.

My particulars are as follows:

1. Name in full with surname first : _____
(Surname) (First Name) (Father's Name)

2. Office address in full : _____

3. Designation : _____

4. Residential address : _____

5. Phone No.(L): _____ Mobile No.: _____ Email: _____

6. Date of Birth: _____ Age: _____ Monthly Income Rs. _____

7. Number of dependents on Applicant: _____

8. Liabilities : Bank / Other Loans Rs. _____ Others Liabilities Rs. _____

9. Total Family Income : Rs. _____

10. Membership of any other Professional bodies / Associations / Institutions.

Sr. No.	Name of Organisation	Designation
1.		
2.		
3.		
4.		

1. Location preferred for buying / renting of house : _____

2. Loan Required Rs.: _____

Signature of the Applicant _____ AHWOI /MSWA Membership No. _____

**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- / /2017

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. 200/-for 12 monthly issue. The cheque of Rs. 200/- vide cheque no.-----dated-----drawn on -----towards magazine subscription starting from-----,2015 to-----,2017 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 -----, 2017. Reference no. -----

Secretary /Authority
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
Co-op. Housing Society Ltd.

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	



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 - a) Withdrawal up to 1 year Interest payable @6% p.a.
 - b) From 1 year to 2yrs. Interest payable @7% p.a.
 - c) From 2yrs. To 3yrs. Interest payable @ 8% p.a.
 - d) Above 3yrs Interest payable @ 9% p.a.

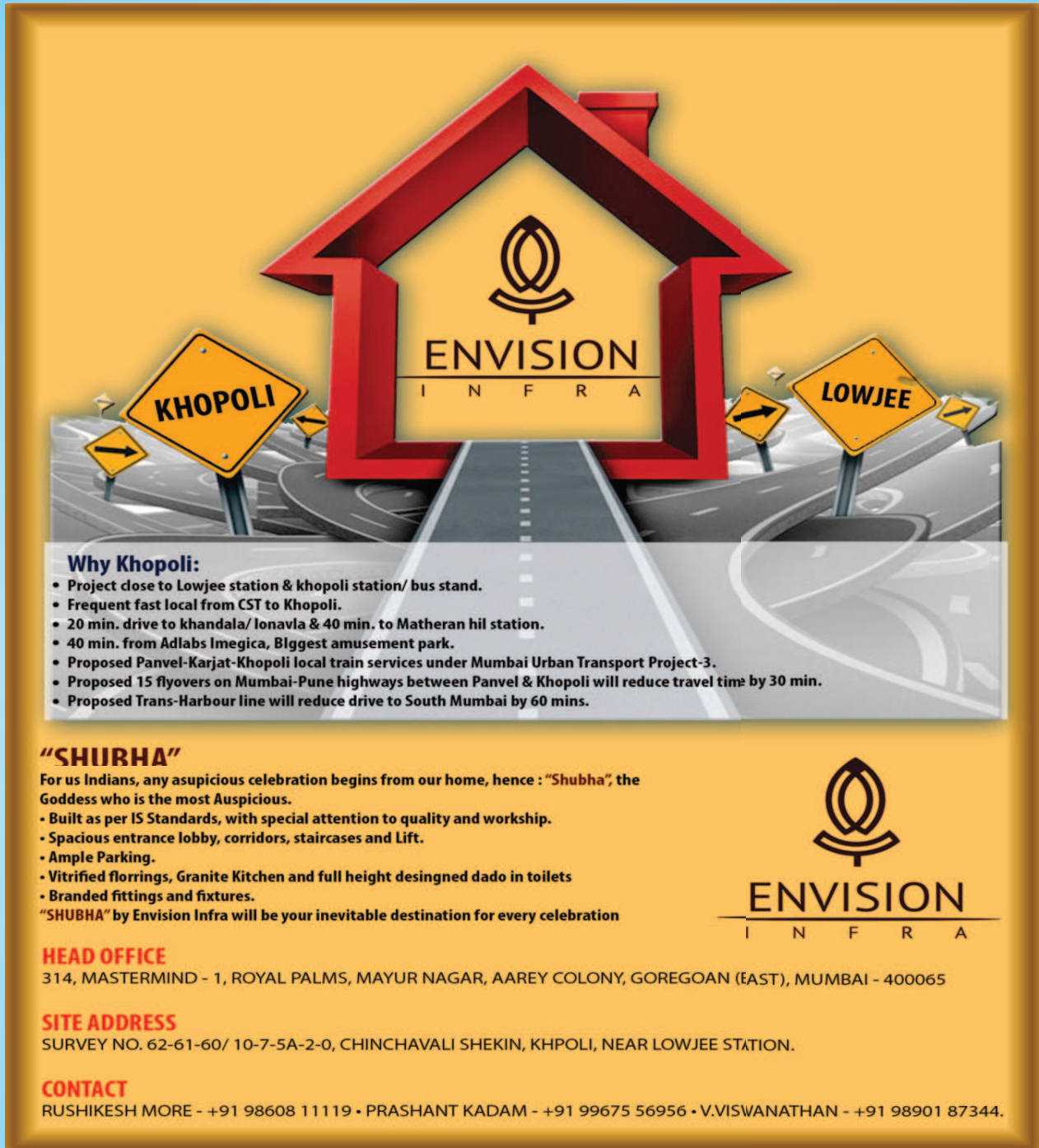


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B.O.: Swagat Bhavan, Near Indian Oil, Opp. M. S. E. B. Colony, Vasai (E), Thane - 400 208.



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 hil 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 workship.
- Spacious entrance lobby, corridors, staircases and Lift.
- Ample Parking.
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