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June 2014

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EDITOR & PUBLISHER

Ramesh S. Prabhu
Off : 022 - 42551414 / 26248589 / 65
Mob.: 09820106766

MANAGING EDITORS

Mr. V. Viswanathan 9890187344

DESIGNED BY

Mr. Vishal Bamane 9823911027

EDITORIAL BOARD

Mr. S. R. Desai 9820687418
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CA. Vishal Gala 9819513758
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EDITORIAL

Dear Members,

On behalf of MSWA, I congratulate every Indian who is involved directly or indirectly in the recent Lok Sabha election to bring the major change from coalition politics to one party mandate.



RAMESH PRABHU
Chairman, MSWA

I also congratulate all the elected Members of Parliament, Prime Minister **Hon'ble Shri. Narendra Modi** and his entire team of cabinet ministers and Minister of State for accepting a huge responsibility of bringing changes in the various policy decisions. “**CHANGE IS ONLY PERMANENT and EVERY THING ELSE IS TEMPORARY**”. Each one of you have proved his by “**VOTING FOR CHANGE**”. I wish the NEW Government to give required energy, strength and blessing of the Almighty to fulfill the promises made for the welfare of every citizen of India to move to the higher level of their life in all respect.

“**RIGHT TO HOUSING**” has been recognized as one of the Fundamental Rights in the Constitution of India and the same has been upheld in number of Supreme Court and High Court judgments. Internationally also it has been said before you make any measure to dishouse the citizen necessary arrangement for their better living has to be done. I extremely fail to understand how the Government of Maharashtra has thought of applying for Review of the Supreme Court judgment on Forest Land which has given a great relief to innocent flat purchasers of Mumbai and Thane who had sleepless night after investing their past and future life savings in having their own houses due to corrupt practices of Government officials and defective Government policies. Is the Government of Maharashtra wants to see that such innocent flat purchasers are made to dishouse when they have not made any attempt to provide an affordable housing schemes or policies.

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BLDG TERRACE BELONGS TO RESIDENTS, SAYS CONSUMER FORUM

Rebecca Samervel, Mumbai, TNN

Birla Infrastructure Ltd and Lakshmi Properties Ltd were told to pay Rs 1.25 lakh to an ad hoc committee comprising few residents of a Juhu building for committing and allowing irregularities and illegalities, themselves, and by other residents

A consumer forum has observed that the open terrace of a building is the joint property of residents. Not adhering to this is a violation of the provisions of the Maharashtra Ownership of Flats Act (MOFA).

The forum made the observation last Thursday and directed industrialist Yash Birla's Birla Infrastructure Ltd along with Lakshmi Properties Ltd to pay Rs 1.25 lakh to an ad hoc committee comprising few residents of a Juhu building for committing and allowing irregularities and illegalities, themselves, and by other residents.

The forum admonished the residents, who were party to the illegalities and irregularities. It pointed out that they had not only created a dangerous situation for other residents and their properties, but also to their own through such actions.

"Such behavior is detrimental for the spirit of a cooperative society," the forum said.

Lauding efforts of the members of ad hoc committee, whom it termed as "aware", it reprimanded the building's cooperative housing society for not lodging a complaint.

It observed that the housing society of Avantika Residential Complex played the role of a bystander. "We will not know why and under whose influence did it act in such a manner.

But one thing certain is that such behavior was both disappointing and regretful," the forum said.



Consumer Court

In its reply regarding the terrace, the two companies had said that a clause in the agreement had spelt out that the right to its utilization and for display of advertisements and putting of hoardings be long to the owner or developer. The forum, however, said MOFA's provisions overrode the clause.

The forum, while holding the company guilty of deficiency in service, directed it to construct a compound wall and hand over necessary documents pertaining to the building to the residents. It also ordered rebuilding of the wall between A & B wings, which was demolished by a resident to create a passage.

The forum also ordered the company to take back open spaces and terraces sold or allotted to certain flat owners and demolish structures built on these spaces.

"The company should ensure that no other portion of the building is damaged while demolishing these structures. The company will have to pay for any damage that is caused," the forum said.

It directed the company to clear space reserved for firefighting during an emergency, as it was sold or allotted to members as parking space.

A complaint was first filed by the ad hoc committee before the Additional Mumbai Suburban District Consumer Disputes Redressal Forum in 2005. In 2009, the forum passed an order in the committee's favour. But an appeal was filed by the company and the ad hoc committee.

**Source : May 26 2014
The Times of India (Mumbai)**

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Continue from ... Page No. 4

Is the technical details are so important in the policies of Government that it affects the life of common man or the policies or decisions should be such for the welfare of citizen.

Similarly, the Supreme Court had advised the BMC and Govt of Maharashtra to submit the proposal to regularize "CAMPA COLA" so called illegal flats as constructions were done before taking appropriate permission but major part of the construction is within the permissible Construction as per Development Control Rules. I also failed understand, when CAMPA COLA Societies obtained the deemed conveyance, the same is challenged by the land owners/ developers including BMC when the developer themselves have made illegal construction and have made the life of flat purchasers miserable and BMC officials have allowed such construction to happen including sale of flats without taking immediate step at the relevant time. Now they want to rectify their mistake by dishousing the innocent flat purchasers and take provision of the law which should be for welfare of the citizens but for the welfare of developer and the policy makers. The various schemes of housing is designed in the name of poor and economically weaker but in reality such schemes help and facilitate the few to accumulate illegal wealth.

Even in the case of MHADA redevelopment polices, the persons who had paid at the relevant time full consideration and became the owners of the flat and now due to increase in the family members or in order to uplift their standard of living going for redevelopment, the government wants to have share in the economically weaker persons, so that they are still kept in the weaker section only and made more dependent on the Government by introducing stock sharing arrangement in the redevelopment policies of Mhada.

I strongly believe that once the flats are sold and technically the lease arrangement of land is made with housing societies, the MHADA should not insist for any share in the stock. Government should see how such persons who need bigger house are

Your association has been taking up this issue at different level and when the new Government gets constituted in state, even the MHADA policies are expected to change.

Deemed Conveyance order once passed without Occupation certificate or Building Completion certificate which is also as per the amendment done in Maharashtra Ownership Flats Act, 1963 to provide deemed conveyance, the collector of stamps to adjudicate the documents demand the building completion certificate and do not process the documents. CAMPA COLA residents having received the deemed conveyance order, the collector of stamps did not process the same for stamp duty purpose stating the building does not have building completion certificate.

CAMPA Cola housing societies were compelled to file a petition before Hon'ble High Court. Is it that the state Government has lost so much power that they cannot implement their own provision of the law and the residents have to approach the Courts. Recently, it has been noticed that Courts are working more than the Government and all decisions are required to be taken by the Court. In such a case, the state Government should immediately pass such a resolution that any issues of the citizen will be resolved by the court and elected representatives will be enjoying the position and use the public money for their good and no decision for the welfare of the citizen will be initiated.

With your continuous support and love that you have been expressing at different forums, the undersigned has been co-opted as the member of Committee for Co-operatives and NPO sector of Institute of Chartered Accountants of India(ICAI), New Delhi. Since few years, I was co-opted in the committee of Maharashtra Co-operative Committee of Western India Regional Council of ICAI. I have also been inducted in the committee constituted by Govt of Maharashtra in drafting the "Audit Manual for Co-operatives" to be published by Co-operative Department of Govt of Maharashtra.

You will be happy to know that in the last month we have opened Thane branch of MSWA, the details of

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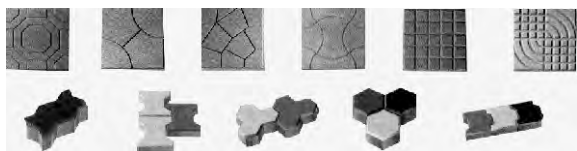
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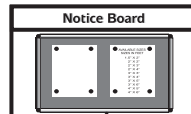
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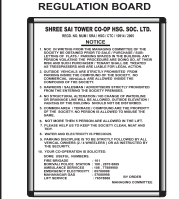
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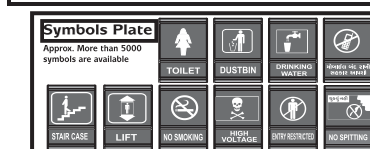


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which are given elsewhere and this month, we are opening another branch of MSWA at mulund to be headed by Shri. D.V. Waug, former Joint Registrar of Co-operative Societies, Mumbai and Konkan Division as the Chairman of Mulund Branch, the details of which is given elsewhere in this magazine.

I sincerely request you to extend your support and also send your views and suggestions on my personal email : rsprabhu13@gmail.com or your

association email : mswa.hsg@gmail.com. You may also send sms on my cell, to take the appointment or want to speak to me on 09820106766. For all appointment of mine, you are requested to contract our association office on 42551414.

Thanking you,
Yours Truly

CA. Ramesh Prabhu
Chairman.

DEEMED CONVEYANCE GETS DEMYSTIFIED



**CA. Ramesh S. Prabhu,
Chairman, MSWA**



Ramesh Prabhu answers queries on the norms regarding redevelopment process

Q. 1. We are told that deemed conveyance does not give rights of land and TDR and fungible FSI cannot be used by the society. Please clarify

Ans : By doing an amendment to Maharashtra Ownership Flat Act, 1963, a competent Authority has been appointed by government of Maharashtra to step into the shoes of erring builders / land owners who do not grant conveyance even after expiry of the statutory period of 4 months from the registration of the society given to execute the conveyance deed in favour of the society.

Thus, instead of builder/ land owner, the Competent Authority is giving your society conveyance. The required stamp duty and registration will be done. Even property card gets changed in your name.

Therefore, all the benefits of regular conveyance will be available to your society and accordingly, you will be able to go for redevelopment.

Q. 2. We have filed a case in the consumer case against the builder, still pending. Can we get deemed conveyance without withdrawing the case in consumer court?

Ans : Even if cases are pending in consumer court, still you can move before the Competent Authority for deemed conveyance without withdrawing the cases, in the consumer court.

This has been held recently by the High Court in the writ petition No.5107 OF 2013 filed by Deonar Avanti CHS Ltd when competent authority refused to grant the deemed conveyance without withdrawing the case pending in the consumer court.

The High Court held that, once the matter is before the competent authority as per MOFA, the competent authority is required to decide without considering the cases pending in the consumer court.

The columnist is Chairman,
Maharashtra Societies Welfare
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SUPREME COURT, BYE LAWS AND STATE OF MAHARASHTRA

- By I C Naik

Avowed objective of the Constitution (97th Amendment) Act 2011 as summarized by the Hon. Supreme Court of India: "The Parliament, with a view to enhance public faith in the co-operative institutions and to insulate them to avoidable political or bureaucratic interference brought in Constitutional (97th Amendment) Act, 2011, [Thalappalam Ser.Coop.Bank Ltd.& ... vs State Of Kerala & Ors. on 7 October, 2013

Bench K.S. Radhakrishnan, A K Sikri JJ CIVIL APPEAL NO. 9017 OF 2013]

What a succinct observation: An attempt to regain, a shaken Public faith in public's own (cooperative) movement, on account of "avoidable political or bureaucratic interference"!!!

One glaring example is the 'BYE LAWS' i.e. the GEETA of every cooperative society. In this we talk of the Bye Laws of cooperative housing society in Maharashtra as an illustration.

What the Hon. Supreme Court of India has said about Bye Laws:

1. Zoroastrian Co-Operative Housing Society Limited And Another V. District Registrar Co-Operative Societies (Urban) & Ors [2005]RD-SC 253 (15 April 2005): "The bye-laws of a cooperative society setting out the terms of membership to it, is a contract entered into by a person when he seeks to become a member of that society. Even the formation of the society is based on a contract"

2. Co-Operative Central Bank Ltd. & ... vs Additional Industrial Tribunal, ... on 3 April, 1969 [1970 AIR 245, 1970 SCR (1) 206];

"It has no doubt been held that, if a statute gives power to a Government or other authority to make rules, the rules so framed have the force of statute and are to be deemed to be incorporated as a part of the statute."

3. State Of Maharashtra And Ors. vs Karvanagar Sahakari Griha ... on 3 May, 2000 [JT 2000 (8) SC 68]:

"In our view, what is in the interest of the society is primarily for the society alone to decide and it is not for an outside agency to say. Where, however, the Government or the Registrar exercises statutory power of issuing directions to amend the bye-laws, such directions should satisfy the requirement of the interest of the Society.

4. The Bye Laws are suggested by the Commissioner and Registrar of Cooperative Societies as Model Bye Laws (1984, 2001, 2009 and 2013 Draft] with no compulsion to adopt them replacing the registered Bye Laws. It is for the members of the housing society to propose new set of Bye Laws or file amendments passed in the general body meeting in compliance with the amendment procedure laid down in the Act, Rules and registered Bye Laws. As long as "No provision of the Bye Laws is repugnant to the policy directives, if any, issued by the State Government under section 4." The Registering Authority is under statutory obligation to register the same.

THE PARADOX:

1. The entire set of Bye Laws can be adopted or amended in part by the members by passing a 2/3 majority resolution and registering with the Registering Authority. In this process, the members have to be necessarily provided with the copies of the Bye Laws; old and new or amended so that they can give their nod after understanding true implications of adoption or amendment.

2. Members have a right to have a copy of Bye Laws at Costs (Bye Law No 171). The Committee members are accountable to membership and compliance of the Bye Laws is one important accountability criterion.



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- Why the Model Bye Laws (drafted by Government Machinery) should require the members to bear costs of the copy of Bye Laws?
 - Does it not work as a deterrent for members to go for exercising their paid rights?
 - If members in the general body meeting pass an amendment to provide a copy free of costs, should the authorities reject such amendment, as it is contrary to the Bye Law?
 - Does the Model the Bye Laws serve as Policy directives of the State as referred to in Section 4?
 - The Bye Laws are passed by members and why they have no free access thereto?
3. There are 5 forms prescribed under Appendices 2, 2A, 11, 15 and 22 in Model Bye Laws which include following declaration by the applicant namely "I have gone through the proposed *registered Bye-laws of the Society and undertake to abide by the same and any modifications the Registering Authority may make in them. One wonders in a situation where Committee members are grossly ignorant, what purpose it serves when such declarations are signed by persons without having had a look at the Bye Laws?
- Should the members of housing societies be not encouraged to draft their own Bye Laws based on Model Bye Laws ensuring that none of the Bye Law violates the M C S Act 1960, the M.C.S. Rules 1961 and Policy Directives. Should the Commissioner and Registrar of Cooperative Societies not post them on the website? In response to an RTI application the Registering Authority of the Ward "R South" in Mumbai chose to keep quiet.
- Is the State Administration moving in tandem with the Policies of the Parliament as enshrined in the Constitution of India? Is the State Bureaucracy not liable to taken to tasks? Are they waiting for the Judicial overreach in telling them to perform as expected of them?



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BRIHANMUMBAI MAHANAGARPALIKA

NO.AC/RE/804 Dt. 04/0612013

SUBJECT: PROCEDURAL GUIDELINES FOR CONDUCT OF BUSINESS OF ZONAL LEVEL GRIEVANCES REDRESSAL COMMITTEE (G.R.C.) IN MCGM.

1) Introduction:-

1.1 In Writ Petition No. 2950 of 2012 Hon'ble High Court gave directives to M.C.G.M. that there should be a proper mechanism for redressal of grievances pertaining to unauthorised constructions at different level. Hon'ble M.C. decided to set up Grievance Redressal Committee (G.R.C.) in each Zone under the Chairmanship of Concerned Zonal D.M.C.

All Zonal D.M.C.s/ Asstt. Commissioners are hereby directed to give wide publicity to this Circular so that Citizens will be aware of the mechanism available for redressal of grievances pertaining to unauthorised construction at Zonal level.

1.2 It is essential to lay down guidelines prescribing procedure to be followed to carry out smooth functioning of the Grievance Redressal Committee (G.R.C) and in view thereof following guidelines are being issued.

2) Aim:-

2.1 The forum of "Zonal G.R.C." is for redressal of grievances received from the complainant in respect of action/non-action on unauthorised constructions by the Designated Officer /A.E. (B&F) within time frame.

2.2 "Zonal G.R.C." will be reviewing and monitoring authority. It will analyse the factual reasons of the case in the light of Natural justice and pass the speaking order or directions to do the needful in case of failure of taking necessary action by Designated Officer /A.E.(B&F).

2.3 The "Zonal G.R.C." shall not pass any order which will stop/stay the notice action initiated

by Designated Officers and the ongoing notice action will continue and brought to its logical conclusion.

3) Formation of the Zonal level Grievances Redressal Committee :-

3.	Committee Member	1	Zonal D.M.C.	- Chairman
		2	Dy. Ch. Eng. (B.P) of the Zone	- Member
		3	Dy. Law Officer of the Zone	- Member
		4	Asstt. Commissioner (R.E.)	- Member
		5	Asstt. Commissioner concerned	- Member
		6	A.O. to D.M.C. (Zone)	Secretary

3.2 The Concerned Ward Asstt. Commissioner/ Asstt. Law Officer/ E. E. (B.P) and D. C. P. of concerned Zone will be called as a Special Invitees, as and when the grievances of their areas are being heard.

4) Mode of filing Applications:-

4.1 Complainant initially is required to file his complaint in "Form A II to the concerned Designated Officer/AE (B&F) of the Ward and obtain proper acknowledgement. Concerned Designated Officer is required to take cognizance of the complaint in consideration of Sr. No. 13 of Form-A i.e. Authenticity of complaint based on documentary proof. If no documents are submitted by the complainant then complaint should not be entertained and intimated accordingly. However such a complaint should be verified by the Designated Officer and his staff come to the conclusion for necessary action should be taken or not.

In any case D.O. is required to start necessary action as early as possible from the receipt of complaint and should communicate the same to the complainant within 30 days from receipt of the complaint.

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Criteria to approach "Zonal G.R.C." by Complainant:-

4.2 If no reply is received or the complaint is not attended within 30 working days or if the complainant feels that the reply given/action taken by Designated Officer is not proper, then the Complainant may lodge a complaint with the Zonal Grievances Committee within two weeks after the period of 30 working days in case of reply not received or action not taken/ of the receipt of the reply by him as the case may be then the complainant should submit the complaint in 'Form B' to concerned "Zonal G.R.C."

4.3 Submission of Document by complainant :

Aggrieved complainant may file his /her complaint in "Form B" to secretary of zonal G.R.C. along with copies of following documents:-

- a. Zerox copies of "Form A", acknowledgment by the office of Designated Officer
- b. Zerox copies of the replies received if any from the Designated Officer.
- c. Undertaking stating that the matter is not sub-judiced.
- d. Copy of photo Identity Proof of the Complainant, like Aadhar Card IPan Card etc.

4.4 Acceptance of Documents by Secretary of G.R.C. :-

All the above documents are required to be submitted by the complainant to the Secretary of G. R. C. i.e. A.O. to Concerned Zonal D.M.C.

5) Duty of Secretary of "Zonal G. R. C." :-

After acceptance of the complaint, the Secretary should check all above documents submitted as above and then enter the grievance in the register along with all particulars and give acknowledgment to the complainant.' After verification of documents, information from concerned Designated

Officer, should be collected and report should be submitted to Chairman i.e. Zonal D.M.C. with regard to grant hearing or not to grant hearing. After approval of Chairman, the same, should be communicated to complainant within 15 days after receipt of the complaint by the Secretary. If the hearing is denied then, the Chairman shall specify the reasons/ justification for the denial.

6) Hearing Procedure :-

6.1 For hearing, complainant must remain present personally on due date and time. No representative will be allowed to represent the case.

6.2 Request from the Complainant to postpone the hearing will not be entertained. However, the Chairman may in special circumstances grant postponement.

6.3 If complainant is not remained present during the hearing, the Committee will be at liberty to take ex-parte hearing and take decision on the same. The decision taken should be communicated to the complainant, and complaint should be disposed off.

6.4 At the time of hearing, full opportunity shall be given to the complainant by following the principles of natural justice. No new documents, proofs will be entertained at the time of hearing, as it was required to be submitted initially by the complainant to Designated Officer. If, the Committee comes to the conclusion that the new documents produced by the complainant are authentic, then the committee may direct the complainant to produce the same before the Designated Officer and the complaint before the committee shall be disposed off.

G.R.C. shall pass speaking orders within 10 working days from the date of hearing after considering the provisions of M.M.C./M.R.T.P Act's and as per Rules, Regulations and Policies of the M.C.G.M.



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6.5 To follow the principles of natural justice, owner I occupier against whom complaint / notice is made I issued, may be called to attend the hearing as per the requirement of the case. In such case, failure of owner I occupier to attend hearing of GRC, chairman will pass ex parte order.

6.6 Proceedings of the hearing should be properly noted by the Secretary at the time of hearing along with attendance sheet.

7) Meetings

7.1 The Zonal G.R.C. shall hold hearings from time to time. At least one meeting should be conducted in every month.

7.2 At least 7 days prior to the proposed meeting, the Member Secretary should circulate a report on all complaint in tabulated format to all the Members of G.R.C. Inform well in advance of the date on which the matter is listed for hearing.

8 General

8.1 Period of notice as mentioned in various sections of MMC and MRTTP Acts, as per procedural circulars will be final and it cannot be altered / extended by: G.R.C.

8.2 Forum of Zonal G.R.C. is for redressal of grievances received from complainants. Pending hearing at GRC. Shall not be construed as the stay granted to the notice action. Initiated by concerned Designated officer / A.E.(B&F).

8.3 In case of any clarification is needed on the guidelines / procedures / policy etc., it may be obtained from D.M.C.(RE).

8.4 Copy of each order passed by the G.R.C.s should be forwarded to ACRE office for compilation of the report and further report to higher authorities. All Zonal G.R.C.s should start functioning effective from _____

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- 05.45 p.m. : Registration
06.00 p.m. : Welcome Address - Mr. Hoshang Billimoria, President, CFBP
06.05 p.m. : Address by Mr. Shyamniwas Somani, Chairman, Consumer
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06.10 p.m. : Address by Mr. Ramesh Prabhu, Chartered Accountant
Onwards : & Other Experts
07.10 p.m. : Audience Participation
07.20 p.m. : Summing up and Vote of Thanks
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BETWEEN TWO STAGES IS AS FOLLOWS AS PER THE
GOVERNMENT ORDER DATED 3RD JANUARY, 2009 :-**

S.N	Stages involved	Time Gap between two stages	Scheduled date
1	Application/ Re quest to be send by minimum 25% of the members to call a Special General Body Meeting of the Society to discuss the redevelopment of the society is building.	No Time limit has been prescribed.	
2	Notice to call Managing Committee Meeting to discuss on re quisition to call Special General Body Meeting for redevelopment		
3	To call the Managing Committee meeting on receipt of applications by not less than 25% of the members requesting for Special General Body Meeting for Re-development.	<u>Within 8 days</u> of r eceipt of the application from the members, the Secretary should call the Managing Committee meeting to fix the date and time of Special General body meeting to discuss about the redevelopment request received from the members.	
4	Minutes of the Managing Committee Meeting to be circulated		
5	To issue Notice for Special General Body Meeting to discuss on redevelopment		
6	To receive written suggestions for the members on the redevelopment of the building in response to SGM notice issued for re-development	Inputs, suggestions , recommendations to be submitted to the Committee in writing, 8 days before the date of the meeting.	
7	To issue Notice for Managing Committee Meeting to discuss the suggestion from members regarding the redevelopment.	To discus s the queries received from the members regarding the redevelopment and also the quotation of PMC received to be listed to open before the S pecial General Body Meeting	
8	Minutes of the Managing Committee Meeting		
9	Special General Body Meeting on re development request received from the members	Within a period of 1 month the Hon. Secretary to call the General Body meeting by giving 14 clear days notice.	
10	To issue Notice for Managing Committee Meeting to finalize the Minutes of Special General Body Meeting held on _____		
11	Minutes of the Managing Committee Meeting		
12	To circulate the minutes of the Special General Body M eeting dated _____ to all the members	The Hon. Secretary should prepare the minutes of the SGM and circulate it to all members within 10 days.	
13	To issue letter of appointment to the Architect / Project Management Consultants	The Hon. Secretary to issue Letter of Appointment to the Architect / PMC within 15 days of the meeting.	

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14	The initial work to be carried out by the Architect / Project Management Consultants	The Project Report / Feasibility Report to be prepared and submitted to the Committee by the Architect / PMC within 2 months from the date of their appointment and submit the draft Tender document	
15	Notice to call Special General Body Meeting or Joint Meeting to finalize the Feasibility Report . Circulate Feasibility Report prepared by the Architect / Project Management Consultants to all the members for their suggestions.		
16	Suggestions to be submitted by members on Feasibility Report	The members to submit their suggestions, before 8 days of the Joint Meeting.	
17	Suggestions to be submitted to Architect / Project Management Consultants for their consideration	The Hon. Secretary to send all suggestions received from the members to the Architect / Project Management Consultants for their consideration, 7 days before the Special General Body Meeting/Joint Meeting	
18	Special General Body Meeting / Joint meeting of Architect / Project Management Consultants, Committee members and other Members of the Society for finalizing the Feasibility Report.	All the members together with committee members and Architect / Project Management Consultants are requested to attend the meeting to finalize on the Feasibility Report	
19	To issue Notice for Managing Committee Meeting to finalize the Minutes of Joint Meeting/Special General Body Meeting dated _____ for finalizing the Feasibility Report.		
20	Minutes of the Managing Committee Meeting to finalize the Minutes of Joint Meeting/Special General Body Meeting dated _____ for finalizing the Feasibility Report		
21	Circulate the Minutes of the Special General Body Meeting / Joint Meeting dated _____ for finalizing the Feasibility Report to all the members		
22	Notice of the Special General Body Meeting or Joint Meeting to finalize the Tender Documents. Circulate Tender documents prepared by the Architect / Project Management Consultants to all the members for their suggestions.		
23	Suggestions to be submitted by members on Tender documents	The members to submit their suggestions, before 8 days of the Committee Meeting.	
24	Suggestions to be submitted to Architect / Project Management Consultants for their consideration	The Hon. Secretary to send all suggestions received from the members to the Architect / Project Management Consultants for their consideration, 7 days before the Jt. Meeting.	
25	Special General Body Meeting/ Joint meeting of Architect / Project Management Consultants, Committee members and other Members to finalizing the tender and authorize Architect / Project Management Consultants to issue the tender notice in newspaper.	All the members, committee members are requested to attend the meeting to finalize the tender documents.	

ARVIND NANDAPURKAR
Architect
9820326427

UTTARA NANDAPURKAR
Civil Engineer
98194 67858

NANDAPURKAR & ASSOCIATES

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26	To issue Notice for Managing Committee Meeting to finalize the Minutes of Special General Body Meeting/Joint Meeting dated _____ to finalizing the Tender documents and authorize Architect / Project Management Consultants to issue the tender notice in newspaper.		
27	Minutes of Managing Committee Meeting to finalize the Minutes of Special General Body Meeting/Joint Meeting for finalizing the Tender documents and authorize Architect / Project Management Consultants to issue the tender notice in newspaper.		
28	Minutes of the Special General Body Meeting/Joint Meeting for dated _____ to finalizing the Tender documents and authorize Architect / Project Management Consultants to issue the tender notice in newspaper shall be circulated to all the members.		
29	Issue Tender notice inviting the tenders for redevelopment giving 10 to 15 days to developers to submit the tender.	All the members should start collecting the offers from the developers once the tender is released.	
30	Last date for issuing of the tenders	The tenders will be received in the office of PMC or Society	
31		Pre- Bid Meeting at Society office	
32	Last date of submitting the tender documents		
33	Notice of Special General Body Meeting /Joint Meeting of Architect / Project Management Consultants, Committee and Members for opening of the tender received from the Developer.		
34	To publish the List of Tenders received.	The Hon. Secretary to prepare the list of the Tenders received till the last day of receipt and publish it on the Notice board.	
35	In the Special General Body Meeting/Joint Meeting of Architect / Project Management Consultants, Committee and Members to open the tender only technical bid	Within 15 days of the last date of the receipt of the Tenders, the Hon. Secretary to call the Joint Meeting.	
36	Visiting the sites of the Developers		
37	To issue Notice for Managing Committee Meeting to finalize the Minutes of Opening of tender		
38	Minutes of Managing Committee to finalize the Minutes of Joint Meeting of Opening of tender.		
39	Minutes of the Special General Body Meeting/Joint Meeting for opening of the tender shall be circulated to all the members		
40	Notice to call Special General Body Meeting for opening final bid of the Developer		
40	Opening final bid of the tender documents		
41	Negotiation with the shortlisted Developers	Time limit 15 days	
42	Notice of Special General Body Meeting for selecting Developer	Notice will be issued by the Secretary and inform the registrar about the Special General Body Meeting to be held	

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43	Proposal Letter for the Deputy registrar along with all the annexure showing that society has followed section 79 (A) which is required for all the Co-operative Housing Society who are going for the redevelopment .		
44	Special General Body Meeting to select the Developer and invite Registrar officers to supervise the Special General Body Meeting.	All the members required to be present in the meeting along with Id Proof. Video Shooting will be done.	
45	Selection of a Developer <ul style="list-style-type: none"> To appoint an Authorized officer for the SGM by the Registrar To call the SGM to finalise the Tender If there is no quorum for SGM The business in the SGM for selection of the Developer 	<ul style="list-style-type: none"> The notice of the SGM to be issued 14 days before the date of the SGM. The quorum for the SGM will be 3/4th of the total number of members of the society. If no quorum, the SGM will be adjourned for 8 days. In case of no quorum for the said adjourned meeting, the same will be dissolved. The subject cannot be brought before any SGM for its approval for further one year. 	
46	To issue Notice for Managing Committee Meeting to finalize the Minutes of Special General Body Meeting dated _____ to Selecting the Developer		
47	Minutes of Managing Committee to finalize the Minutes of Special General Body Meeting to Select the Developer		
48	Minutes of the Special General Body Meeting dated _____ to Select the Developer shall be circulated to all the members		
49	Development Agreement	The Managing Committee shall make an Agreement with the Developer within one month.	
50	Building plans approved by the Municipal Corporation / Competent Authority to be placed before the General body meeting.	Within 3 months of registration of Development Agreement with the developer	



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- 2) After receipt of complaint, Building & Factory dept can take action on the Society under Section 352(B) and levy a penalty of Rs 25,000. Some society only carry out structural audit but don't carry out repairing as per audit within 6 month of submission of Audit Report. They are also liable to be punished under section 352(B). Attached please find three files, one by one due to size restrain, on Structural Audit.
- 3) Structural Audit is an important tool for knowing the real status of the old bldgs. The Audit should highlight & investigate all the risk areas, critical areas and whether the bldg. needs immediate attention. It should also cover the structural analysis of the existing frame and pinpoint the weak structural areas for static, wind & earthquake loads. If the bldg. has changed the user, from residential to commercial or industrial, this should bring out the impact of such a change.

Shri. I. H. Shah ,Consulting Engineer ,ISO 9000 Consultant has written a booklet which gives step by step guidelines for carrying out Structural Audit of old buildings. The book also contains a detailed format to collect data from the field.



J.B.Patel - Jebu
Housing Societies' Activist
9820538570

The details regarding the various non-destructive tests and other tests to be carried out are also given. Includes photographs of structural defects & rectification procedure.

- 4) Any society or persons would like to have the copy of the same free of cost may approach the association office or send a email on mswa.hsg@gmail.com. or Visit Association Website : www.mswahousing.org

Similarly if any society wants to have free educational seminar on Structural Audit, Investor protect in the society premises which shall be attended by 75 to 100 persons, your association is ready to provide the required faculty free of cost.

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MODI TAKES UP MUMBAI HOUSING SOCIETY'S ISSUE WITH MAHARASHTRA CM

MUMBAI: After running from pillar to post to get their local issues resolved, members of a suburban housing society are now feeling hopeful about 'governance' after BJP leader Narendra Modi responded to their plea in the midst of election campaign earlier this month.

Residents of Oberoi Springs, a complex in North Mumbai, claimed that they had written over 70 letters to various officials of the Brihanmumbai Municipal Corporation (BMC) and the state government since 2010, seeking maintenance of roads leading to their complex.

According to the Society, the roads are in bad shape and there are no street lights or storm water drains. The members said that they had met BMC officials several times over last four years but to no avail.

"We wrote letters to BMC and state government seeking maintenance of roads leading to our complex. But none of the officials ever responded," said Prakash Mirpuri, former chairman of the housing society.

Mirpuri said that after failing to get response, the Society then wrote to Congress Vice-President

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Rahul Gandhi on April 5, 2014 and at the same time marked a copy of the letter to Modi.

According to residents, while Rahul is yet to reply, Modi did.

"An Under-Secretary in Modi's secretariat Prakash Majmudar forwarded the letter to chief minister Prithviraj Chavan on May 5, asking for appropriate action for the benefit of the residents of the housing complex," Mirpuri said.

He told that the Society members were delighted that their issues were at least take note of.

"We are delighted that at least somebody in political fraternity recognised the issues we are facing and felt it was important enough to be taken up with the chief minister of Maharashtra," Mirpuri said. Society members feel that the response from Modi, who is now PM-elect, is nothing short of a ray of hope as far as governance is concerned.

"This action from Modi while in the middle of campaigning gives us hope that all is not lost as far as (issues concerning) urban cities are concerned," he said.

Source : Times of India

Editor's comment:

Please do visit website of PM Narendra Modi (<http://pmindia.nic.in>) and can lodge your grievances and hopefully, the same will be addressed to the appropriate department. Your association is also has high hope with the new Government to cater to the requirement of Right to Housing or at least will make a policy not to dishouse the already occupied person for no fault of theirs and take appropriate action against the government officials who were responsible and accountable to stop such illegal construction. The failure of the officials should not punish the innocent flat purchasers.

PRESS RELEASE

MUMBAI, 2nd JUNE 2014

“MAHARASHTRA GAURAV AWARD -2014” BESTOWED UPON ADV. AMEET V. MEHTA BY MAHARASHTRA GUJARATI SAMAJ MAHAMANDAL

Global Gujarati Samaj Mahamandal and Maharashtra Gujarati Samaj Mahamandal has awarded “MAHARASHTRA GAURAV AWARD - 2014” to well-known legal luminary Adv. Ameet V. Mehta, Managing Partner of law firm 'SOLICIS LEX'. The award was presented by Minister and Former Speaker Shri Arun Gujarati on the eve SILVER JUBILEE CELEBRATIONS on 31st May 2014 at Yogi Sabhagruha, Mumbai.

Advocate Ameet Mehta is an Engineering Graduate. He has completed International Trade Management & LLB from Mumbai. He has distinction of completing MBA Finance from Leeds University Business School, UK as well as Merger & Acquisition Course from London Business School.

He has vast experience in handling diverse litigation matters. He is an expert in issues related to criminal, property, redevelopment, conveyance,

138 recovery, CLB, DRT, mergers & acquisitions, consumer matters etc.

He is a prolific writer and his articles are covered by various prominent newspapers, magazines & TV channels. He has co-authored books such as “Conveyance, Redevelopment & Criminal Law” and “Ready Reckoner for Stamp Duty and Market Valuation 2013 and now 2014”.

He is a Honorary Secretary of ALM, Malad Mindspace, which is advanced locality management. He was given Best Advocate Award by newspaper – Accommodation Times for the year 2013. He is associated with Indian Merchants Chamber, Council of fair business practice, Indo American Society, cancer patient's aid association and Giants International.

Photographs Available on Page No. 02

ILLEGAL LIFTS IN BUILDING

LIFTS INSTALLATIONS IN SOCIETIES:

01. Self-Sensitising, towards requirement of Lift-Elevator.

a) Till about 20 years ago, most residential buildings in Mumbai, were upto Ground plus 3 or 4 storied buildings, wherein LIFT (Elevator) was not installed, since at that time it was not considered necessary and people preferred to climb stairs, irrespective of all odds. Consequent to the Life-Style changes, including physical and mental apathy, currently the Four storey building residents have started to feel the need for having a Lift-Elevator in their buildings.

b) Now with the advent of newer building technologies, High-Rise buildings are constructed, which, presently, go even beyond 50 storey's (Floors), which in turn made it, an lawfully essential requirement (service), to have an Lift-Elevator in such High-Rise buildings. This in turn, obviously also meant higher maintenance costs for the Lifts (AMC & Spares), besides being liable for the consistently increasing Electricity charges and additionally also for the present Service Tax @ 12.36%, on such Lift Maintenance Costs & Society Service Charges.

c) Several Lift Accidents /Incidents, involving casualty to human life, has already been recorded by the News Papers, more specifically in Mumbai and Pune. Ignorant and Innocent Flat-Owners, read such published news, and impulsively forget to cross-check their own buildings Lift, apathically forgetting that their families stay in such buildings and are using the ill-maintained and risky Lifts.

d) IF the Lift-Elevator is maintained properly with periodic replacement of spares and accessories, .AND. IF the Lift is used in a sensible manner, THEN the cost of maintaining the Lift is

not exorbitant, ALSO more so when compared to the invaluable single life, that we and our families have, .AND. further more so, when compared to the broken bones and invalid lives we shall be forced to live, due to the falling Lifts.



Adv. Hemant Agarwal
Legal Consultants

The detailed article, you may visit our website on www.mswahousing.org or

Adv. Hemant Agarwal's blog at <http://hemantagarwal21.blogspot.in/?view=sidebar>

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उप निबंधक सहकारी संस्था गट - अ या संवर्गातील नियतकालिक बदल्यांबाबत.

महाराष्ट्र शासन
सहकार, पणन व वस्त्रोद्योग विभाग
शासन निर्णय क्रमांक : राजस १०१४/प्र.क्र.१२०/५-स
हुतात्मा राजगुरु चौक, मादाम कामा मार्ग,
मंत्रालय, मुंबई - ३२.
तारीख : २७/०५/२०१४.

शासन निर्णय :

महाराष्ट्र शासकीय कर्मचा-यांच्या बदल्यांचे विनियमन आणि शासकीय कर्तव्ये पार पाडताना होणा-या विलंबनास प्रतिबंध अधिनियम २००५ च्या कलम ४ (१), ४ (२), ४ (३), ४ (४), मधील तरतुदीनुसार सहकार खात्यातील खाली नमुद केलेल्या उपनिबंधक सहकारी संस्था गट-अ या संवर्गातील अधिका-यांच्या प्रशासकीय कारणास्तव त्यांच्या नावासमोर दर्शविलेल्या ठिकाणी बदल्या करण्यात येत आहेत.

अ.क्र.	अधिका-याचे नाव, पदनाम व ठिकाण	नवीन नियुक्तीचे पद व ठिकाण
१.	श्री. व्ही. डी. गावडे, जिल्हा उपनिबंधक, सहकारी संस्था, मुंबई-२, शहर	उपनिबंधक, बृहन्मुंबई नागरी सह . बॅक्स असोसिएशन, मुंबई येथे प्रतिनियुक्तीने
२.	श्री. आर बी . पवार, उपनिबंधक, सहकारी संस्था, जी/एनए विभाग, मुंबई	उपनिबंधक, धुळे नंदुरबार जिल्हा मध्यवर्ती सहकारी बँक मर्यादित, धुळे या रिक्त पदी
३.	श्री. एम. पी. सोबले, उपनिबंधक, सहकारी संस्था, एन विभाग, मुंबई	उपनिबंधक, सहकारी संस्था, टी विभाग, मुंबई (श्री. राजकुमार पाटील यांच्या बदलीने रिक्त होणा-या पदी)
४.	श्री. राजकुमार पाटील, उपनिबंधक, सहकारी संस्था, टी विभाग, मुंबई	उपनिबंधक, सहकारी संस्था, आर विभाग, मुंबई (श्री. के. एन. मांडे यांच्या बदलीने रिक्त होणा-या पदी)
५.	श्री. एस. एम. पाटील, उपनिबंधक, सहकारी संस्था, एच/पश्चिम विभाग, मुंबई	जिल्हा उपनिबंधक, सहकारी संस्था, मुंबई-२, शहर (श्री. व्ही. गावडे यांच्या बदलीने रिक्त होणा-या पदी)
६.	डॉ. के. एन. मांडे, उपनिबंधक, सहकारी संस्था, आर विभाग	उपनिबंधक, सहकारी संस्था, एच/ पश्चिम विभाग, मुंबई (श्री. एस. एम. पाटील यांच्या बदलीने रिक्त होणा-या पदी)
७.	श्री. नितीन काळे, जिल्हा उपनिबंधक, सहकारी संस्था, ठाणे	उपनिबंधक, सहकारी संस्था, म्हाडा, मुंबई (श्री. डी. बी. उढाण यांच्या बदलीने रिक्त होणा-या पदी)
८.	श्री. एस. एम. तांबे, उपनिबंधक, सहकारी संस्था, कल्याण तालुका, जिल्हा ठाणे	उपनिबंधक, सहकारी संस्था, जी/एन विभाग, मुंबई, (श्री. आर बी . पवार यांच्या बदलीने रिक्त होणा-या पदी)

६.	श्री. आर. बी. कुलकर्णी, उपनिबंधक, सहकारी संस्था, पुणे-२	उपनिबंधक, सहकारी संस्था, पुणे-४ (श्री. के. पी. जेबले यांच्या बदलीने रिक्त होणा-या पदी)
१०.	श्री. के. पी. जेबले, उपनिबंधक, सहकारी संस्था, पुणे-४	उपनिबंधक, सहकारी संस्था, एन विभाग, मुंबई (श्री. एम. पी. सोबले यांच्या बदलीने रिक्त होणा-या पदी)
११.	श्री. ए. एम. देशमुख, उपनिबंधक, सहकारी संस्था, कराड तालुका	उपनिबंधक, सहकारी संस्था, पुणे-२, (श्री. आर. बी. कुलकर्णी यांच्या बदलीने रिक्त होणा-या पदी)
१२.	श्री. एस. बी. शिंदे, जिल्हा उपनिबंधक, सहकारी संस्था, धुळे	जिल्हा उपनिबंधक, सहकारी संस्था, नंदुरबार (श्री. आर. व्ही. जोशी यांच्या बदलीने रिक्त होणा-या पदी)
१३.	श्री. आर. व्ही. जोशी, जिल्हा उपनिबंधक, सहकारी संस्था, नंदुरबार	जिल्हा उपनिबंधक, सहकारी संस्था, धुळे (श्री. एस. बी. शिंदे यांच्या बदलीने रिक्त होणा-या पदी)
१४.	श्री. व्ही. आर. देशमुख, उपनिबंधक, सहकारी संस्था, नांदेड शहर	उपनिबंधक, सहकारी संस्था मुख्यालय, पुणे (श्री. डी. एस. साळुंके यांच्या बदलीने रिक्त होणा-या पदी)
१५.	श्री. डी. एस. साळुंके, उपनिबंधक, सहकारी संस्था मुख्यालय, पुणे	उपनिबंधक, सहकारी संस्था, (परिक्षा व प्रशिक्षण) मुख्यालय पुणे या रिक्त पदी)
१६.	श्री. पी. एम. बर्गे, उपनिबंधक, सहकारी संस्था, मुख्यालय, पुणे	उपनिबंधक, सहकारी संस्था, नांदेड शहर (श्री. व्ही. आर. देशमुख यांच्या बदलीने रिक्त होणा-या पदी)
१७.	श्री. एम. बी. सांगळे, उपनिबंधक, बृहन्मुंबई नागरी सह. बँक्स असोसिएशन, मुंबई	उपनिबंधक, सहकारी संस्था कल्याण तालुका, जिल्हा ठाणे, (श्री. एस. एम. तांबे यांच्या बदलीने रिक्त होणा-या पदी)
१८.	श्री. एस. बी. कुलगोड, उपनिबंधक / उपसरव्यवस्थापक, महाराष्ट्र राज्य कृषि पणन मंडळ, पुणे.	उपनिबंधक, सहकारी संस्था, मुखलय, पुणे (श्री. पी. एम. बर्गे यांच्या बदलीने रिक्त होणा-या पदी)
१९.	श्री. डी. बी. उढाण, उपनिबंधक, सहकारी संस्था, म्हाडा, मुंबई.	जिल्हा उपनिबंधक, सहकारी संस्था, ठाणे (श्री. नितीन काळे यांच्या बदलीने रिक्त होणा-या पदी)

२. उपरोक्त अधिका-यांनी आपल्या पदाचा कार्यभार समकक्ष अथवा नजीकच्या कनिष्ठ अधिका-याकडे सोपवून नियुक्तीच्या ठिकाणी तात्काळ रुजू व्हावे व तसा अहवाल सहकार आयुक्त व निबंधक सहकारी संस्था, महाराष्ट्र राज्य पुणे यांच्यामार्फत शासनास सादर करावा.

३. सहकार आयुक्त व निबंधक सहकारी संस्था महाराष्ट्र राज्य, पुणे यांनी सदरचे आदेश तात्काळ अंमलात येतील हे कृपया पहावे.

सदर शासन निर्णय महाराष्ट्र शासनाच्या या संकेतस्थळावर उपलब्ध करण्यात आला असून त्याचा संकेतांक २०१४०५२७१५३०३११२०२ असा आहे. हा आदेश डिजिटल स्वाक्षरीने साक्षांकित करून काढण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

(सुनिल पांडरे)
कक्ष अधिकार, महाराष्ट्र शासन

ONLINE INFORMATION AND DEEMED CONVEYANCE DRIVE

Hon. Secretary/ Hon. Chairman,

With reference to above, the Co-operative Department has made it compulsory for every society to submit the details of the society on the Government Website. Further, the deemed conveyance application is also required to be filled through the Online. The Government has extended the Deemed Conveyance drive till 31st December, 2014.

In order to facilitate both the initiative of Government and also to help the housing societies in achieving the required goal, your association has engaged the service of MSWA Consultant who will visit your society, guide you and if required offer the required services.

The Deemed Conveyance is a very good step in acquiring the land and building in the name of the society. The Competent Authority (District Deputy Registrar) steps into the shoes of the developer and land owner and executes the conveyance deed in favour of the society. You will get the following advantages, if you acquire the deemed conveyance at the earliest:

- (1) You will become the owner of the land. As per the new law (Maharashtra Housing (Regulation and Development) Act, 2012) to be effective mostly in the next year, in a layout of more than 2000 Sq. Meters, you will get conveyance of only structure and conveyance of land will be given only after the entire complex is fully developed and conveyance of land will be given in the name of the Federation.
- (2) The stamp duty for documents prior to 10.12.1985, if the proper proof of residence is given, the stamp duty at old value will be charged at the time of conveyance.
- (3) Stamp duty on the land which otherwise would have been charged on 40% of the land as per ready reckoner has been stayed for deemed conveyance.

- (4) Registration fees to be charged at the rate of 1% of the market value of the entire property has been temporarily stayed. The same may be implemented once the elections are over.
- (5) The government is planning to introduce the system of charging stamp duty on all the flats as per the current market value at the time of conveyance and stamp duty paid earlier on the agreement will be given credit. Now the stamp duty on conveyance as on today is only Rs.100/-, if all the flat owners pay their stamp duty on their agreement and no stamp duty for land or differential value is charged.
- (6) High Court and Supreme Courts have confirmed the deemed conveyance execution by the Competent Authority.
- (7) Even if the matter is pending before the Consumer Court, the deemed conveyance application is possible and the same has been confirmed by the Hon'ble High Court.
- (8) In order to take the benefit of increase in FSI/ use of TDR, conveyance of land and building is very much required. No redevelopment is possible without conveyance.

We have appointed our representative to visit your society. You may contact to Mr. S. R. Desai on 982 068 7418 or your association office on 4255 1414 for more details and also to invite our representative your society to speak to your society members on any day suitable to you.

Further, your association is planning to form a "MSWA local area Group" to take care of certain civic issues with BMC and Police station to empower the local residents. You are requested to confirm your participation to be a part of MSWA Local area Group.

Thanking you

(CA.Ramesh Prabhu)

Hon. Chairman.

For Download Online Registration Form Please logon to www.mswahousing.org

DETAILS REQUIRED FOR THE PURPOSE OF AUDITING

1. Copy of Maintenance Bills Issued to the Members.
2. Cash Vouchers for the year along with bill.
3. Bank Vouchers for the Year along with bill.
4. Cheque Counter Foils and Paying slips
5. Deposit Slips
6. Bank Pass Book/Bank Statements & Bank balance cert
7. Fixed Deposits Statements/ Xerox of Fixed Deposits Receipt
8. Accrued Interest Certificate
9. TDS & Service Tax Details If any.
10. Last Year Audited Balance sheet.
11. Statutory Registers:-
 - A) I-Form Register
 - B) J-Form Register
 - C) O-Form Submission Date
 - D) Investment Register
 - E) Minutes Book
 - F) Share Register
 - G) Sinking Fund Register
 - H) Property Register
12. Appointment Letter
13. Management Representation Letter

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REPAIRS AND MAINTENANCE OF BUILDINGS

1. A Human Body and Reinforcement Cement concrete RCC frame structure are identical in its form. In human body skeleton acts as supporting frame work, similar to RCC frame in buildings. Since both are products, it has its quality, performance and more important its 'Life'. Both creations has its specific 'Life span', which only can be extended / strengthened with due care and timely maintenance, throughout its existence.
2. In early 19th Century, construction pattern adopted in Mumbai, generally of "Load Bearing" with wooden frame structure. After the introduction of Reinforced Cement Concrete RCC slowly the load bearing pattern was replaced by RCC, firstly for slabs and by middle of 19th century it has become full fledged RCC frame construction.
3. Due to saline climate in coastal area, corrosion of steel is common defect, and major cause of deterioration, which can be controlled only by regular repairs and maintenance to keep structure in healthy and sound condition." Timely repairs and proper maintenance all the time is the only solution. One should know that every structure gives ample warning signals of its poor health and distresses. However lack of awareness and sheer negligence cause faster deterioration, and such aggrieved repairs cost some time more than the reconstruction.
4. It is proven fact that mainly the repairs are neglected due to lack of awareness, self responsibilities and most of time financial shortage.

The sinking fund collected by the Societies is so merger, that it would not help reasonably for carrying out major Repairs. Secondly non co o p e r a t i o n , n o n contribution and petty disputes amongst



Vinod T. Harisingani

members leads to uncontrolled situation, abnormal delay, resulting in enormous deterioration.

5. One should never be under the impression that the RCC buildings are life long and shall remain ever strong even if not repaired timely. It should be clearly understood that even in the case of issue of ' Certificate of the Building', It is generally insisted by financial institutions while granting loan the professional always record in such certificate that " if timely repaired and maintained properly, the estimated life of building is 65 to 70 years."

This is clearly indicates that if not repaired timely not maintained properly, the life span of building can be much shorter than its estimate life.

6. In such situation whether you like it or not, stage will come, when building will become totally dilapidated and as such there will be no alternative but to reconstruct the same with self finance. To avoid such drastic situation nad huge expenses on major repairs at the later stage, It is essential for the Societies to contribute reasonable repair funds on regular basis, exclusively as ' Repair fund' with provision of Insurance of the buildings which can be another helping hand, at appropriate time.

Mr. Vinod T. Harisingani (M.Tech - Civil) having 25 years experience is an expert in Major Structural Repairs and Maintenance of Buildings.

He may be contacted on his personal **Mobile No.: 9920432777** – Please SMS also with your query and problems so he can answer and get back to your questions with solutions.

MSWA PUBLICATIONS

NAME : _____ TEL.: _____

ADDRESS : _____

I WANT FOLLOWING BOOKS (✓)

BOOK NO.	TITLE OF THE BOOKS	COST PRICE	DIS. PRICE	MARK (✓)
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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	
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BS - 19	Circular of Housing Societies	₹ 150	₹ 120	
BS - 21	Rights and Duties of Members	₹ 120	₹ 100	
BS - 22	Managers Manual	₹ 100	₹ 80	
BS - 23	Election Rules	₹ 70	₹ 50	
BS - 24	Minutes Writing	₹ 150	₹ 120	
BS - 26	Secretarial Manual	₹ 100	₹ 80	
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Application for Membership (Registered)

Membership No. _____

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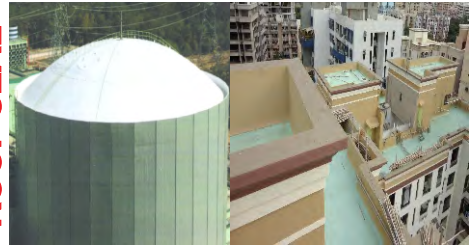
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