



डियर सीसायटी

Newsletter

January, 2024

#WERUNSOCIETIES

WE WORK SO YOU DONT HAVE TO



DEAR SOCIETY

NOW IN

MOSHI

ADDRESS

Spine City, Shop no. B-7, Plot no. LC 1, Sector no.9,
Spine Road, Pradhikaran, Moshi, Pune 411026

✉ contact@dearsociety.in

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Top News

We are pleased to announce the Inauguration of our new office in Moshi. Dear Society is committed to bringing our Esteemed Services even closer to you.



contact@dearsociety.in

1. DEAR SOCIETY – NOW IN MOSHI

NEWS




डियर सोसायटी

श्री युवराज पवार
अध्यक्ष: डियर सोसायटी

DEAR SOCIETY
NOW IN
 **MOSHI**

2. Extension of time to regularize constructions.

GDCA Exam Application Form Filling Has Started.



श्री. युवराज पवार, डियर सोसायटी

“
GDCA
परीक्षा अर्ज
भरण्यास सुरुवात
”



Converting Apartment into Housing Society

In our recent initiative, we organized a drive through our office to aid an apartment in its transformation into a housing society. The main focus of the event was a signature drive, streamlining essential paperwork. The dedicated team from Dear Society actively engaged in the process, going beyond by visiting the client's location to ensure a hassle-free experience. This joint endeavor highlights our commitment to assisting



Fiesta Apartment
Baner, Pune

communities in navigating the conversion process, ultimately ensuring a smooth and successful transition. We are delighted to have received such positive responses and reaffirm our dedication to delivering exceptional service in all our endeavors. Our goal is to continue supporting communities in their journey towards creating thriving housing societies.



Team visit at client location

VIDEOS



1) What happens if your builder gets bankrupt?

In the case of Sushil Ansal v. Ashok Tripathi, Saurabh Tripathi, the builder went bankrupt, owing Rs. 73 Lakhs to homebuyers. Now, these homebuyers are not just buyers; legally, they're also the builder's creditors.

The court decided that if you're a homebuyer and a creditor, your solution lies under the RERA Act. It's the go-to place for cancellation, refund, and consumer forum matters.

In this case, the court issued an order stating that the builder should refund the amount obtained by the homebuyers.

2) The RERA Act creates balance between the flat buyer and the builder.

In the case of Rakesh Kumar Gupta vs. Ansal API, it was observed that the RERA Act, designed to protect buyers as well as builders. Here, the property buyer delayed taking possession by 45 days, causing significant maintenance expenses for the builder.

The court ruled that if the buyer causes such delays, they must compensate the builder with a 10% interest on the transactional value. This decision reflects the importance of fair treatment for both parties under the RERA Act.



1. Parking Promise: Enforcing Builder Accountability for Agreed Parking Spaces



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Enforcing **Builder Accountability** for Agreed **Parking Spaces**

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2. Offences by Builders and its Legal Remedies



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OFFENCES BY
BUILDERS
AND ITS LEGAL REMEDIES

CONTACT NOW  contact@dearsociety.in
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FUTURE EVENTS

24, 25 FEB 2024

Free Document Checking by legal experts

Free Consultation for **Housing Societies**

Limited **20 SEATS**

Services —

- ✓ Free Document Checking By Legal Experts
- ✓ Conveyance / Deemed Conveyance
- ✓ Society Registration
- ✓ Apartment to CHS Conversion
- ✓ Incorporation of Society Name on V.F. 7/12 Extract / Property Card



Place —

Moshi & Mumbai

24TH FEB, 2024 (SATURDAY)

Wakad, Moshi & Mumbai

25TH FEB, 2024 (SUNDAY)

11.00 AM TO 5.00 PM



Wakad

Office 613, Kolte Patil City Avenue, Bengaluru-Mumbai Hwy, Wakad, PCMC, Pune, Maharashtra 411057

Moshi

Spine City, Shop no. B-7, Sector no.9, Spine Road, Pradhikaran, Moshi, Pune 411026

Mumbai

Sector 11, Kharghar, Navi Mumbai, Maharashtra 410210

Book your appointment Today!

www.dearsociety.in

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Welcome to our office! We're here to help with society matters. Our team organizes document-checking events to ensure compliance and address issues societies may face. We carefully review documents and offer solution-oriented guidance. Join us at our next event for simple and effective solutions to maintain our community's well-being.

LIVE EVENT COMING SOON

25 FEB 2024

We organize events using social media platform to connect people and help them to provide all legal information about Co-operative Housing Society

...

... Topic ...

CIVIL SUITS AGAINST BUILDER

5 PM TO 6 PM

SUNDAY, 25TH FEB, 2024

JOIN OUR

LIVE EVENT

ON

YouTube

Adv. Chinmay Kalyani
(Legal Head, Dear Society)



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FOLLOW US

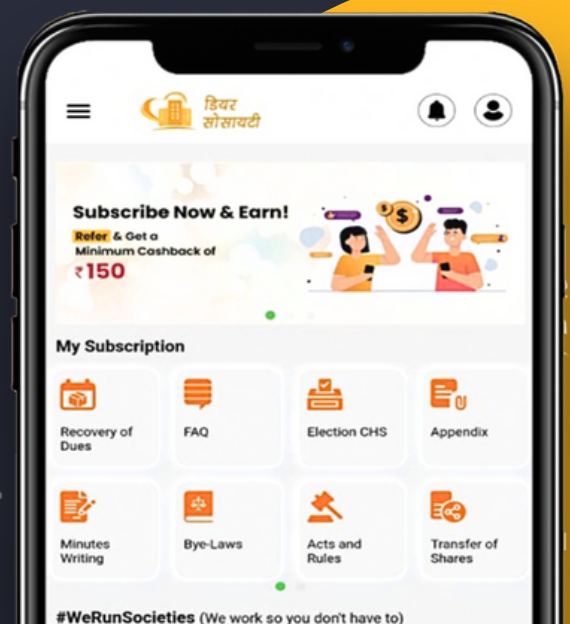
[dearsociety](https://www.facebook.com/dearsociety) [c/dearsociety](https://www.youtube.com/c/dearsociety)

MY SUBSCRIPTION



- RERA Information
- FAQ's

Our application now encompasses all essential RERA points, delivering a comprehensive dataset. Every facet of RERA, including crucial FAQs, is meticulously covered within this information. Seamlessly navigate through project details, developer specifics, and registration processes. Simplifying real estate decisions has never been more accessible. The application stands as a one-stop solution for users seeking clarity and confidence in their property transactions. Explore the integrated FAQ section for quick answers and subscribe for continuous updates, ensuring you're always well-informed. Your go-to resource for a hassle-free real estate experience!



SUCCESS STORIES

> testimonials



We wanted to express our committee's gratitude for your fantastic support during our society registration. Your team made the complex process feel straightforward with clear explanations. The personal attention and quick responses to our questions made it a collaborative and stress-free experience. We're happy to recommend Dear Society to any committee seeking an easy and supportive partner for their registration journey.

Morning Glory CHS, Dhayari Pune

Amarnath C Wing CHS, Bopkhel

We are happy to announce that we successfully register our co-operative society under guidance of Dear Society. So thank you Dear society to help us to get our Co-operative society successfully registered.

Morning Glory CHS, Dhayari Pune

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Amarnath C Wing CHS , Bopkhel



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" Stay ahead of the game with our social media updates!
Follow us for all things society registration and legal
services. Get the latest tips, expert advice, and exclusive
offers delivered straight to your feed. Don't miss out—hit
that follow button now! #StayInformed "

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