



# Newsletter

July 2024

# We Run Societies  
We work so you don't have to!!

#WERUNSOCIETIES

## Top News

Can a Housing Society Member with 3 Children become a Committee Member? Rules and Exceptions.

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## 1) Can Water Supply Be Cut Off For Defaulting Members?



## 2) Why, When and How should you register a Co-Operative Housing Society after buying a flat?





## 3) The Apartment Act Amendment : the state government has set up a committee.

Apartment Act Amendment: Committee Established by State Government - in hindi #ap... Share

डियर सोसायटी

सोसायटी / अपार्टमेंट  
धारकों के लिए  
खुराखबरी

श्री. युवराज पवार

अध्यक्ष: डियर सोसायटी

Watch on YouTube

# EVENTS

## General Body Meetings

### Rahul Arcus CHS Ltd



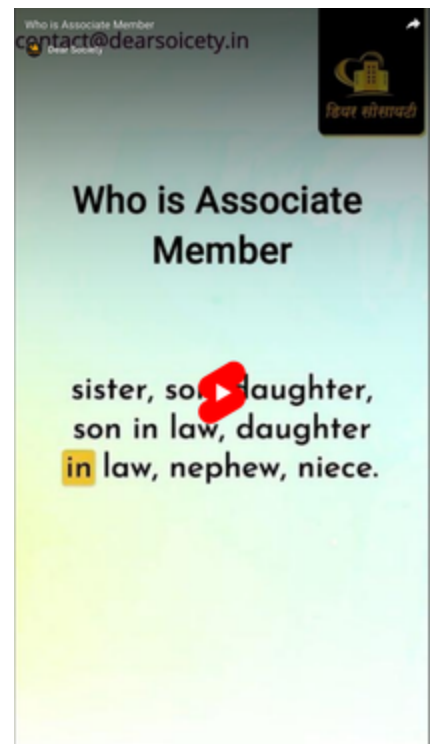
### 2. Godrej Boulevard CHS

### 3. Mahindra Centralis CHS

General Body Meetings (GBMs) in a Cooperative Housing Society (CHS) are essential for effective governance and community engagement. These meetings typically commence with a well-defined agenda covering critical topics such as financial performance, maintenance requirements, and strategic planning for upcoming projects. A comprehensive financial overview is provided, highlighting income, expenditures, and budget allocations, enabling informed decision-making. Discussions on maintenance and repairs prioritize necessary actions to enhance living conditions. The meeting may also include elections or appointments to ensure fair representation and active participation within the management committee. Additionally, new projects and initiatives are introduced for member feedback, and any compliance or legal matters are reviewed to ensure adherence to regulations. An open forum allows members to express their concerns and suggestions, fostering transparency and inclusivity. The meeting concludes with a clear action plan, assigning responsibilities and setting timelines to ensure accountability and progress on agreed initiatives.

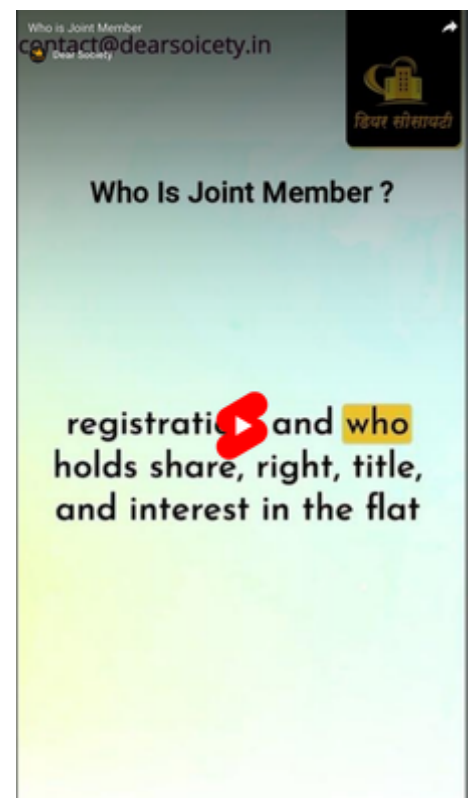


## Who Is Associate member



## Responsibilities of the Treasurer in C-op Hsg Society

## Who is Joint Member?





Housing Society AGM घ्या प्रत्यक्ष सहभागाने



Annual General Body Meeting CHS Cooperative Housing society. Deemed conveyance, Legal consultation



AGM Date extended, Housing society Registration, Deemed Conveyance, legal Consultation, Election



If default is made, in calling a general body meeting, Housing Society Registration, Conveyance,





Housing Society AGM MOM writing Rules | सोसायटी AGM झाल्यावर MOM (इतिवृत्त) कोणी लिहावे?



The committee will consist of only 5 members, In a cooperative society with fewer than 35 members.



Powers and Duties of Committee.



Society Committee Responsibilities, Duties Deemed Conveyance, Housing Society Registration, Software



## 1. Role of General Body Meetings In Co-Op HSG

### "Role of General Body Meetings in Co-operative Housing Society"

In the cooperative housing sector of Maharashtra, the governance framework is essential for ensuring smooth operations and fostering community spirit.

## 2. AGM Vs SGM What is Difference?



### "AGM vs. SGM: What's the Difference?"

The AGM is a cornerstone of cooperative governance, held once a year to ensure the society's transparency and accountability.

dearsociety / Jul 11



### "How to Tackle Issues in Society General Body Meetings"

Conducting general meetings effectively requires adherence to specific procedures outlined in Chapter 11 of the Bye-Laws of the Maharashtra Cooperative

dearsociety / Jul 19

## 3. How To tackle issues in society General Body Meetings?



### "How to Conduct Effective General Body Meetings"

Conducting general meetings effectively requires adherence to specific procedures outlined in Chapter 11 of the Bye-Laws of the Maharashtra Cooperative

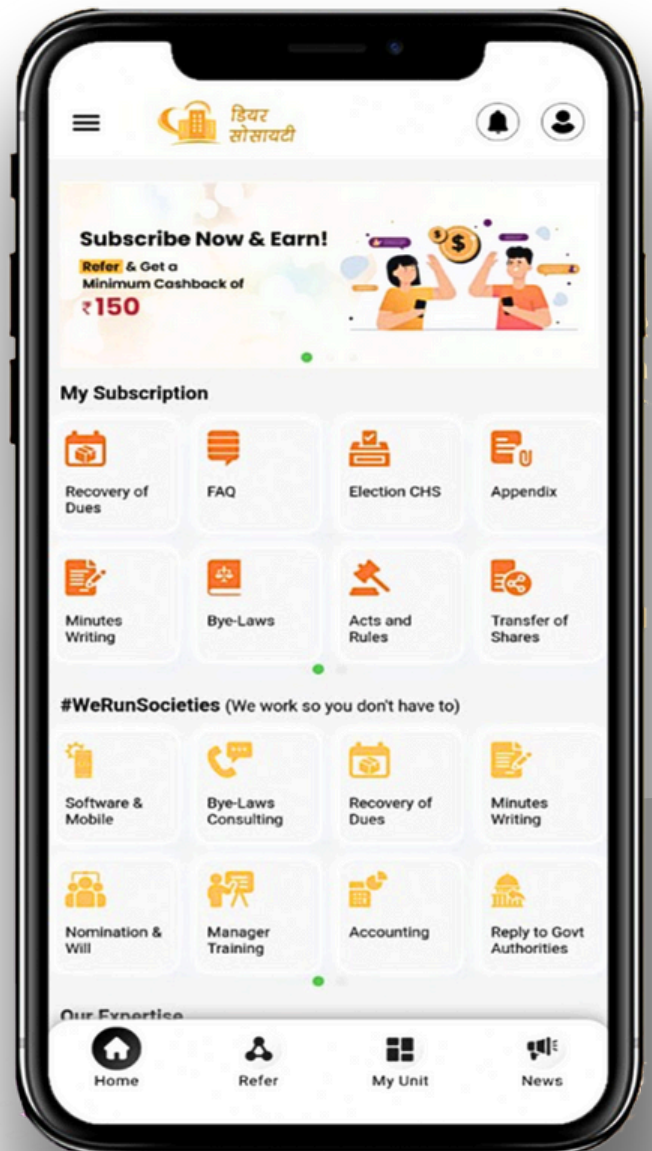
dearsociety / Jul 28

## 4. How to conduct effective Genral body meeting ?



## GENERAL BODY MEETINGS

The General Body of a Cooperative Housing Society (CHS) comprises all the registered members and is the society's highest decision-making authority. It meets at least once a year during the Annual General Body Meeting (AGM) to ensure effective governance. Key responsibilities of the General Body include electing the Managing Committee, which oversees the day-to-day operations of the society. Members also review and approve the annual financial statements, audit reports, and budget, ensuring financial transparency and accountability. Additionally, the General Body makes crucial decisions on amendments to bylaws, major expenditures, and policy changes, guiding the society's strategic direction. Ensuring legal compliance and adherence to the relevant laws and regulations is also a fundamental role of the General Body, reinforcing the democratic principles of the cooperative housing society.



# SUCCESS STORIES

> testimonials



There were lots of complications in our process of Deemed Conveyance. Mr. Yuvraj Pawar sir and Dear Society team handled our Deemed Conveyance in a very good manner. Dear Society has helped in every way to deal with the legal complications and finally got successful in registration of conveyance deed. We are thankful that we got guidance and expertise from Yuvraj sir due to which Flower Valley Society has become the owner of the land.

Flower Valley CHS Wanwadi (Deemed Conveyance)

## Flower Valley CHS Wanwadi

A Deemed Conveyance Deed for a Cooperative Housing Society (CHS) is a legal document that transfers ownership of the land and building from the property developer to the society without the developer's cooperation. It is initiated when the developer fails to execute the conveyance deed within the stipulated time. This deed allows the CHS to gain rightful ownership and control over the land and common areas, ensuring legal recognition and protection of the residents' property rights.

## Karan Park CHS Ltd Vadgaon Sheri



500+ Clients



# EVENTS



## NEW BRANCH OPENING IN **THANE**



### ADDRESS

Fenkin Empire, Jambli Naka,  
Near Thane Railway Station, Thane

### For more information:

✉ [contact@dearsociety.in](mailto:contact@dearsociety.in)

🌐 [www.dearsociety.in](http://www.dearsociety.in)



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