



डियर सोसायटी

Newsletter

MARCH 2024

#WeRunSocieties

WE WORK SO YOU DON'T HAVE TO !!



हौसिंग सोसायटी चुनाव को स्थगिती

Top News

**Co-Operative Housing Society
Elections Postponed**

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contact@dearsociety.in

NEWS

1) Co-Operative Housing Society Elections Postponed



2) सोसायटी निवडणूक नियमात बदल - Amendments to Society Election Rules



Converting Apartment into Housing Society



EVENTS

Orchard park Bhavdhan



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 Converting Apartment into Housing Society 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.

Society Registration

Sai Niwara Rajgurunager



We are Happy to inform you about the Sai Niwara project, which consisted of flats in the Rajgurunager area. Despite various requests, the society had not been formed. Builder did not formed society Upon their approach, we initiated a signature drive, which received overwhelming support. Consequently, we proceeded with the society formation process and aimed to accomplish it swiftly.

Youtube Live Event



EVENTS



Our Office Hosted a Live Event On 14/04/2024 YouTube discussing Preparation Of Redevelopment Streamed on Dear Society Channel, it provided insights into legal recourse and Flat Buyer's rights. Participants gained clarity on legal procedures and protecting their interests.

VIDEOS



1) After registration of the Society, the conveyance of land is compulsory.

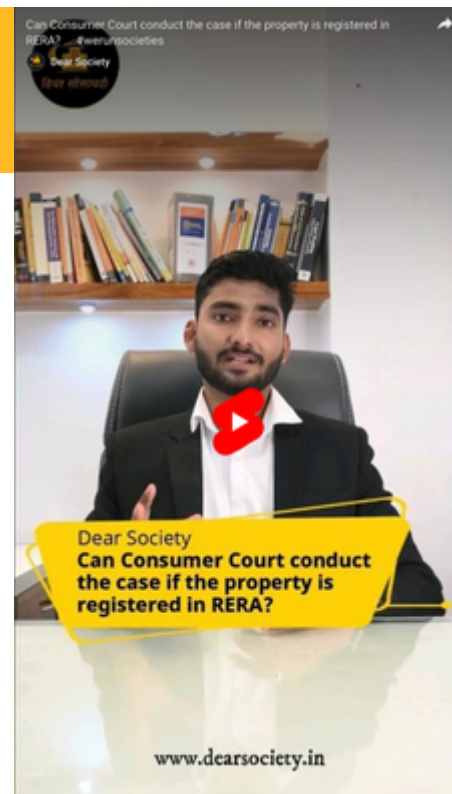
As per Section 11 of the MOFA, the builder shall register deed of conveyance within 4 months from the registration of the Society. If the builder fails to do so then Society can initiate the deemed conveyance process and initiate complaint in the Consumer Court.

In the case of Lata Construction Co. Ors. V/s. Dr. Rameshchandra Ramniklal Shah & Ors., it is confirmed that the Society can initiate action regarding conveyance anytime as the cause of action is continuous till the registration of the conveyance deed. The Society can also claim the expenses for the deemed conveyance and compensation from the builder in the consumer court. Even criminal action can also be initiated against the builder by filing FIR in the police station.

2) Can Consumer Court conduct the case if the property is registered in RERA?

In the case of Experion Developers Pvt. Ltd. Versus Sushma Ashok Shiroor, the builder failed to deliver the possession of flats within time. The builder refused to give refund or compensation to the flat purchasers.

In this case, the Supreme Court has ruled that Consumer Courts can order refunds and compensation for consumers if an apartment isn't delivered as per the agreement. Consumers can ask for a refund with interest, compensation, or even possession of the apartment. They can request one or both options. If only a refund is requested, it will be granted if merited. If alternatives are sought, the Commission will decide based on the case's merits.



BLOGS



Building Renewal Roadmap

Your Guide to Successful Redevelopment

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Building Renewal Roadmap : Your Guide to Successful Redevelopment



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Project Management Consultants:

Key Players in
Redevelopment



Project management consultants key players in redevelopment



Co-Operative Hosuing Society Elections

5 PM TO 6 PM

SUNDAY 14TH APRIL 2024

JOIN OUR
LIVE EVENT

ON
 YouTube

Mr. Yuvraj Pawar
Chairman: Dear Society

FUTURE EVENTS

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

We organize

events using social media platform to connect people and help them to provide all legal information about Why Conveyance Important ?



... Topic ...

WHY CONVEYANCE IS IMPORTANT ?

5 PM TO 6 PM

SUNDAY, 28TH APRIL, 2024

JOIN OUR
LIVE EVENT

ON
 YouTube

Adv. Chinmay Kalyani
(Legal Head, Dear Society)

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COMING SOON



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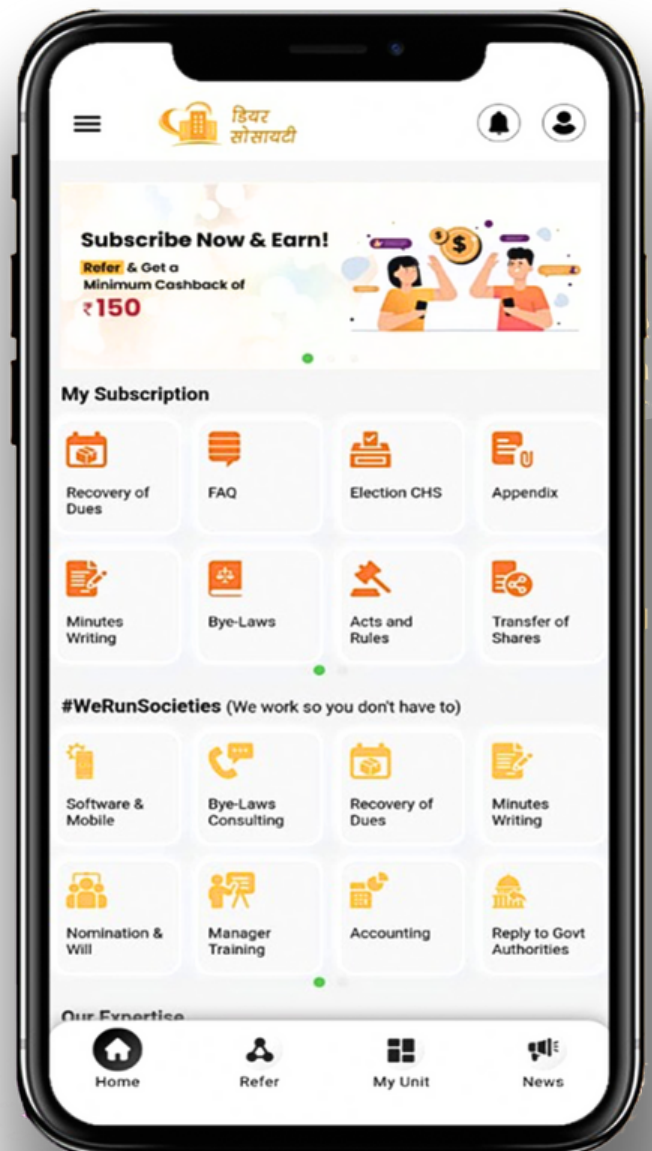


APP UPDATES

MY SUBSCRIPTION CONSUMER

Discover a wealth of knowledge in our "Consumer" section, featuring a diverse range of topics crucial to your property journey. From initial allotment and alterations to navigating builder interactions and bookings, we have got topic cover. Explore insights on Cancel at Below list is there which all topic covered in the list

- 1) Agreement
- 2) Allotment
- 3) Booking
- 4) Builder
- 5) Construction
- 6) Housing
- 7) Development etc...



SUCCESS STORIES

> testimonials



We wish to express our profound gratitude for Dear Society's outstanding support and expertise during our society's deemed conveyance process. Their professionalism, efficiency, and meticulous approach contributed significantly to a successful outcome. We are truly thankful to Mr.Yuvraj Pawar & Dear Society team for your exemplary service and unwavering dedication.

Shree Guruprasad CHS Ltd, Vadgaon Sheri

Maurya Vihar Society, Kothrud

Dear Society successfully helped Shree Guruprasad CHS Ltd, Vadgaon sheri to complete Deemed Conveyance process. You can contact us today to solve all of your society related legal and managerial problems.

Fiesta Apartments, Baner, Pune

Dear Society successfully helped Fiesta Apartments, Baner, Pune to complete Deemed Conveyance process. You can contact us today to solve all of your society related legal and managerial problems.



We want to express our sincere appreciation for Dear Society's exemplary service in facilitating the deed registration process for our society. Your team's professionalism, attention to detail, and prompt assistance made the entire procedure seamless and efficient. We are immensely grateful for your expertise and commendable support throughout.

Fiesta Apartments, Baner, Pune



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