

Newsletter

DECEMBER, 2023



Dear Society



Top News

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

2. Extension of time to regularize constructions.

INSIDE :

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New Societies Formed

SUCCESS STORIES

>testimonials

Vrundavan Park CHS, Mohammadwadi, pune

We are delighted to announce the successful registration of our cooperative society, Thanks to the invaluable guidance of Dear Society. We extend our heartfelt gratitude to Dear Society for their instrumental support in this achievement



Park Ridge CHS Ltd., Baner Pashan Link Road, pune

We had a challenging experience with the builder who formed an Apartment against our wishes. Fortunately, we came to know about Mr. Yuvraj Pawar, a founder of Dear Society. He & his team guided us in transforming the Apartment into a Co-operative Society. From start to finish, the entire team was incredibly helpful, and we are pleased with the outcome. We highly recommend Dear Society for any society-related issues.



SUCCESS STORIES

>testimonials

Shivsagar residency, Kiwale, Ravet

Dear Society truly excelled in managing our deemed conveyance process. Their expertise and methodical approach made what could have been a complex procedure remarkably stress-free. The team's clear communication and professional guidance were instrumental in ensuring a smooth journey from start to finish. We greatly appreciate the dedication and efficiency of **Dear Society** and wholeheartedly recommend their services to any community in need of expert support with their deemed conveyance



NEWS

1. The committee will consist of only 5 members, In a Co-operative Society with fewer than 35 members.



गृहनिर्माण संस्थेत
समिती
केवळ
५
सदस्यांची

2. Extension of time to regularize constructions.

PMRDA'S decision : Application can be made till 30 APRIL 2024



‘गुंठेवारी’
“**बांधकामे नियमित
करण्यास मुदतवाढ**”

‘पीएमआरडीए’ चा निर्णय

श्री. युवराज पवार, डियर सोसायटी



3. FIR against Builder of Swapnlok CHS Moshi Under MOFA and IPC.

NEWS

“स्वप्नलोक, मोशी
बिल्डरवर गुन्हा
दाखल,”



श्री. युवराज पवार, डियर सोसायटी

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4 .Powers and Duties of Committee.



“समितीचे
अधिकार व
कर्तव्ये,”

श्री. युवराज पवार, डियर सोसायटी

VIDEOS



Ever wondered what happens when a property deal hits a snag?

Let's talk about Vishal Arya v. Unitech Ltd.

When flat buyer and a builder signs an agreement, there's often a clause called force majeure. It says if something unexpected happens, the agreement might not go as planned.

In this case, the flat buyer paid the price, but the building work hadn't even started. The builder gave reason of Force majeure.

The case went to the Consumer Forum, and later, under RERA Act provisions. The forum directed the builder to refund the amount.

Do you know how building deals work and which law is superior?

In the case of Vinod Kumar Aggarwal v. Jaipur Development Authority, this questions came up. Does a national law, like RERA Act, has more power than State laws?

In this case, there was a contradictions about a rule in the RERA Act. The court decided two important things: 1. The national law which is RERA Act is more important than local laws for real estate deals. 2. Builders must follow the agreement rules before getting paid.

which Law Is Superior?

RERA

MOFA





EVENTS

Inside The Events

Housing society types of members and it's rights



in this live youtube event

- 1) What are the types of housing society members?
- 2) What are their rights?
- 3) What are their duties?

Using social media platform



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

BLOGS

1

What to do when builder does not give amenities promised



✉ contact@dearsociety.in
☎ +91 91757 33957

WHAT TO DO WHEN **BUILDER** DOES NOT GIVE **AMENITIES** **PROMISED**

www.dearsociety.in



2

How RERA Empowers Flat Owners Against Unlawful Parking Sales



EMPOWERING HOMEBUYERS

A Closer Look at **RERA in India**

CONTACT NOW

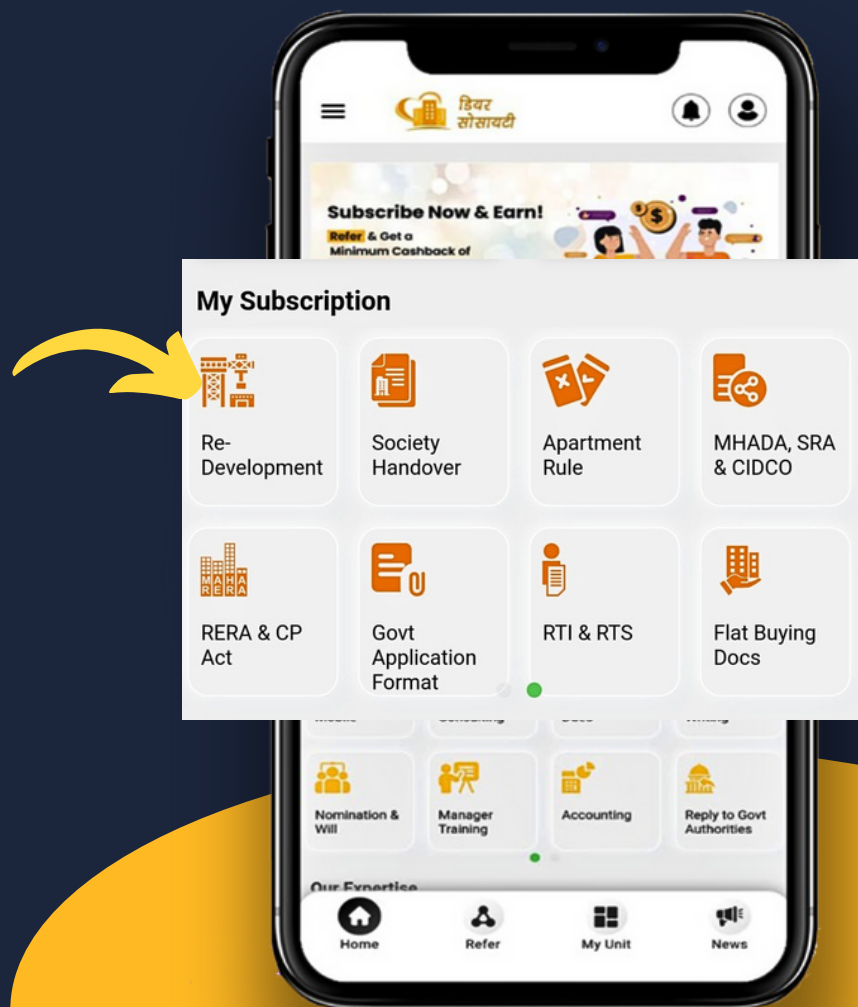
✉ contact@dearsociety.in
☎ +91 91757 33957



REDEVELOPMENT

- Process and Guidelines
- FAQ's

"Unlock a world of knowledge and ease with our newly added Frequently Asked Questions (FAQs) section in the app! Navigating through queries has never been this delightful. Get ready for an interactive and user-friendly experience, where you'll find all the answers you need at your fingertips. We've curated a comprehensive FAQ section to empower you with insights and information effortlessly. Say goodbye to uncertainties and hello to a more informed, enjoyable app experience! Explore, discover, and get ready for a smoother journey with our enhanced FAQ feature."





FUTURE EVENTS

Inside The Event

Offences by Builders and it's Legal Remedies



In the complex landscape of real estate, instances of misconduct and offenses by builders can pose significant challenges for homebuyers. This comprehensive guide delves into various offenses committed by builders, such as unfulfilled promises, construction delays, or substandard quality. Discover the legal remedies available to aggrieved homebuyers, providing insights into navigating consumer courts, seeking compensation, and ensuring accountability. Arm yourself with knowledge and empower yourself to protect your rights in the face of builder misconduct with this informative exploration of legal avenues and remedies.

Using social media platform



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