

LIBERAL TRANSLATION OF MARATHI NOTIFICATION

Housing Department
Mantralaya, Mumbai 4000032
Dated : 25th February, 2011.

No. MOF-2008/CR 24 (part-II)/RR-2 – In exercise of the powers conferred by section 5 A of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 (Mah. XLV of 1963), and in supersession of all earlier notifications issued in this behalf, the Government of Maharashtra hereby appoints the officers specified in column (2) of the Schedule appended hereto to the Competent Authorities for the areas, respectively, specified against each of them in Column (3) of the said Schedule for the purposes of exercising the powers and performing the duties under section 5, 10 and 11 of the said Act.

SCHEDULE

Sr. No.	Designation of officers	Area
1	Joint Registrar, Cooperative Societies, CIDCO, Navi Mumbai	Areas where land allotted by the CIDCO in Thane and Raigarh District.
2	District Deputy Registrar, Cooperative Societies, Mumbai-1	Mumbai City District
3	District Deputy Registrar, Cooperative Societies Mumbai-2	Mumbai Suburban District (Eastern Suburban)
4	District Deputy Registrar, Cooperative Societies Mumbai - 3	Mumbai Suburban District (Western Suburban)
5	District Deputy Registrar, Cooperative Societies Thane	Thane District (Except CIDCO area)
6	District Deputy Registrar, Cooperative Societies, Raigarh-Alibaug	Raigarh District (Except CIDCO area)
7	District Deputy Registrar, Cooperative Societies, Ratnagiri	Ratnagiri District
8	District Deputy Registrar, Cooperative Societies, Sindhudurg.	Sindhudurg District
9	District Deputy Registrar, Cooperative Societies, Pune	Pune District
10	District Deputy Registrar, Cooperative Societies, Kolhapur	Kolhapur District
11	District Deputy Registrar, Cooperative Societies, Solapur	Solapur District
12	District Deputy Registrar, Cooperative Societies, Satara	Satara District

13	District Deputy Registrar, Cooperative Societies, Sangli	Sangli District
14	District Deputy Registrar, Cooperative Societies, Nasik	Nasik District
15	District Deputy Registrar, Cooperative Societies, Jalgaon	Jalgaon District
16	District Deputy Registrar, Cooperative Societies, Ahmednagar	Ahmednagar District
17	District Deputy Registrar, Cooperative Societies, Dhule	Dhule District
18	District Deputy Registrar, Cooperative Societies, Nandurbar	Nandurbar District
19	District Deputy Registrar, Cooperative Societies, Aurangabad	Aurangabad District
20	District Deputy Registrar, Cooperative Societies, Bid	Bid District
21	District Deputy Registrar, Cooperative Societies, Hingoli	Hingoli District
22	District Deputy Registrar, Cooperative Societies, Parbhani	Parbhani District
23	District Deputy Registrar, Cooperative Societies, Latur	Latur District
24	District Deputy Registrar, Cooperative Societies, Nanded	Nanded District
25	District Deputy Registrar, Cooperative Societies, Jalna	Jalna District
26	District Deputy Registrar, Cooperative Societies, Usmanabad	Usmanabad District
27	District Deputy Registrar, Cooperative Societies, Amravati	Amravati District
28	District Deputy Registrar, Cooperative Societies, Buldhana	Buldhana District
29	District Deputy Registrar, Cooperative Societies, Yavatmal	Yavatmal District
30	District Deputy Registrar, Cooperative Societies, Washim	Washim District
31	District Deputy Registrar, Cooperative Societies, Akola	Akola District
32	District Deputy Registrar, Cooperative Societies, Nagpur	Nagpur District
33	District Deputy Registrar, Cooperative Societies, Bhandara	Bhandara District
34	District Deputy Registrar, Cooperative Societies, Gondia	Gondia District
35	District Deputy Registrar, Cooperative Societies, Wardha	Wardha District

36	District Deputy Registrar, Cooperative Societies, Chandrapur	Chandrapur District
37	District Deputy Registrar, Cooperative Societies, Gadchiroli,	Gadchiroli District

By order and in the name of the Governor of Maharashtra

Sd/-
Gautam Chatterjee
Principal Secretary, (Housing)

Implementation of Maharashtra Ownership
Flats (Regulations of the Promotion of
Construction, Sale, Management and
Transfer) Act, 1963.

Government of Maharashtra
Housing Department
Government Resolution No. MHS-2008/Pra.Ka 24/Part-2/DuVaPu-2
Mantralaya, Mumbai 400 032
Dated : 25th February, 2011.

Preamble:

The Bill of 2005 for amendment in Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 was enacted as an Act and the same has been published in the Official Gazette of the Government of Maharashtra on 25th February, 2008. For the proper implementation of the aforesaid amendment, the Government of Maharashtra has amended Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964 and the Notification to that effect bearing No. MHS-2008/Pra.Ka 170/DuVaPu-2 has been published on 27.09.2010.

In exercise of the powers under Section 5(c) as per the Amended Act, the Government of Maharashtra has published a Notification bearing No. 2008/Pra.Ka.24 Part-2, Du Va Pu on ____ February, 2011, thereby appointing the Competent Authority for the notified areas not below the rank of District Deputy Registrar, for the provisions to use the powers and fulfill the duties conferred under Section 5, 10 and 11 of the aforesaid Act. As per the aforesaid Notification, it will be possible to take action in the matters where one building of the housing society is constructed on one plot and where the group housing societies of the several buildings whose construction is complete on layout plots. Yet, the buildings constructed on layout plots out of which some are incomplete, some difficulties might occur while conveying the building which are complete. Therefore, this has been considered at the Government level and for the action in such matters, further clear directions will be issued by the Government.

Government Resolution :

As per the provisions for Deemed Conveyance in the Act and the Rules and keeping in view, the difficulties likely to be faced by the Competent Authority for procedures to be followed and duties to be fulfilled in handling such matters, the Government has taken following the decision under.

1. There will be no difficulty in conveying the land and the building developed on a layout in favour of one cooperative housing society and similarly, several buildings developed on a layout in favour of Federation Societies as per the provisions of the Act and the Rules. Such matters should be handled on priority basis.

2. The applicant society, if possible, should attach the certified true copies of following documents along with application under Form-VI and VII as per Rule 12 of Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964.

- (One) The Registered Agreement for Sale between the Promoter / Opponent.
- (Two) The extract of 7/12 and the Village Form No. 6 (along with mutation entries)
- (Three) Property Card
- (Four) Non-agricultural Order
- (Five) Commencement Certificate
- (Six) Completion Certificate
- (Seven) Occupation Certificate
- (Eight) List of Flat Purchasers
- (Nine) Proof of payment of stamp duty
- (Ten) Proof of registration etc.
- (Eleven) The Synopsis and documents relating to the land or building.
- (Twelve) The legal notice sent to the Promoter and the other concerned parties for execution of the conveyance or the Certificate in favour of the applicant under Maharashtra Veshma Act, 1970.

This notification is available on the website of government of Maharashtra www.maharashtra.gov.in having code no. 20110225204547001

By order and in the name of the Governor of Maharashtra

Sd/-
Gautam Chatterjee
Principal Secretary, (Housing)